



## PLANNING COMMISSION

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CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

**CITY OF ANGELS  
PLANNING COMMISSION AGENDA  
June 8, 2023**

***THIS MEETING WILL BE HELD AT ANGELS FIRE HOUSE, 1404 VALLECITO ROAD AND WILL BE OPEN TO PUBLIC. MASKS ARE RECOMMENDED FOR ATTENDEES.***

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time. To view or participate in the meeting online, please use the following link:

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**The Planning Commission appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2<sup>nd</sup> Thursday of each month.**

**The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.**

**Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.**

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**CHAIR** John Broeder

**VICE CHAIR** Gary Gordon

**Commissioners** Robert Moncada, Kristopher Klerk, Joseph Whittle

**Planning Director** Amy Augustine

**Deputy City Clerk** Caytlyn Schaner

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### 6:00 p.m. REGULAR MEETING

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)**
4. **APPROVAL OF MINUTES**

A. April 13, 2023, Draft Minutes, Caytlyn Schaner, Deputy City Clerk

5. **PUBLIC COMMENT**

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. **PUBLIC HEARING**

- A. Planning Commission Resolution of Intent 23-07 recommending to the City Council to amend General Plan Table I-5 to add allow the following zoning districts to be consistent with the High Density Residential (HDR) general plan land use: Single-Family Residential (R-1), Medium-Density Residential (R-2)

- B. Planning Commission Resolution of Intent 23-08 recommending to the City Council amending the general plan land use designation on the following parcels to the following identified designations:

**Single Family Residential (SFR):** 58029016, 60004038 **Residential Estate (RE):** 60008037

**Special Planning (SP):** 58030006, 58017012, 58017014, 58017015, 58017019, 58017027, 60015001, 60015002, 62014002, 62007005, 62007006, 62008016, 62011001, 62011002, 62011005, 62011006, 62012006, 62012038, 62009051

**High Density Residential (HDR):** 60002012, 62001069, 57023014, 57023015, 58023031, 58023032, 58023033, 58023034, 58016012, 58016013, 58016014, 58016016, 58016017, 58016022, 58016024

**Right-of-Way (ROW):** 57029022

**Public/Right-of-Way (P/ROW):** 62003073

**Public/Quasi-Public (P):** 58027013, 62004080



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- C. Planning Commission Resolution of Intent 23-09 recommending to the City Council an ordinance rezoning the following parcels to the identified zoning district:

**Single-Family Residential (R-1):** 58029016, 60004038, 60012014, 62001054, 62001059, 62001071, 62001072, 62002070, 62002087, 62003025, 62003026, 62003027, 62003028, 62003029, 62003041, 62003060, 62003061, 62004091, 62009016, 62009017, 62009019, 62009020, 62009021, 62009022, 62009026, 62009032, 62009034, 62009037, 62009038, 62009040, 62013012, 62013013, 62013014, 62013015, 62013018, 62013019, 62013022, 62013023, 62013039, 62013041, 62013043, 62013044, 62001052, 62012021

**Single-Family Residential: Special Planning Combining District (R-1:SP)** 57030001, 57030006, 57030007, 57030024, 57030026, 57030027, 57030028, 57030029, 57030030, 57030031, 57030034, 57030035, 57030036, 57031003, 57031004, 57031005, 57031006, 57031007, 57031008, 57031009, 57031010, 57031011, 57032003, 57032006, 57032007, 57032008, 57032009, 57032010, 57032011, 57032012, 57032013, 57032014, 57032017, 57032018, 57032019, 57032020, 57032021, 57032022, 57032023, 57032024, 57032025, 57032026, 57032027, 57032028, 57032029, 57032031, 57032032, 57032035, 58084001, 58084002, 58084003, 58084004, 58084005, 58084006, 58084007, 58084008, 58084009, 58084010, 58084011, 58084012, 58084013, 58084014, 58085001, 58085002, 58085003, 58085004, 58085005, 58085007, 58085008, 58085009, 58085010, 58085011, 58085012, 58086001, 58086002, 58086003, 58086004, 58086005, 58086006, 58086007, 58086009, 58086010, 58087001, 58087002, 58087003, 58087004, 58087005, 58087006, 58087007, 58087008, 58087009, 58087010, 58087011, 58087012, 58087013, 58087014

**Single-Family Residential: Greenhorn Creek Combining District (R-1:GHC):** 58060007, 58060008, 58061014, 58061015, 58061016, 58061017, 58061018, 58061019,

**Medium Density Residential (R-2):** 62001032, 62001064, 62001073, 62001074, 62004016, 62004017, 62004035, 62004036, 62004037, 62004047, 62004048, 62004051, 62004059, 62004060, 62004078, 62004079, 62009007, 62009009, 62009010, 62009042, 62009043, 62009044, 62009049, 62009050, 62009053, 62009054, 62009055

**Multi-Family Residential (R-3):** 60002012, 62001069, 57023014, 57023015, 58023031, 58023032, 58023033, 58023034, 58016012, 58016013, 58016014, 58016016, 58016017, 58016022, 58016024, 58026017, 58028027, 60002012, 60010064, 60010067, 62007002, 62007009, 62007010, 62008014, 62008019, 62010001

**Multi-Family Residential/Community Commercial (R-3/CC):** 62001070

**Residential Estate, one-acre minimum (RE-1)** 58030013, 58099001, 60008013, 60008014, 60008015, 60008017, 60008032, 60013040, 62013034, 60008037, 60008033, 60008034, 60008018

**Residential Estate, five-acre minimum (RE-5)** 58029014, 58030008, 58030009, 62005010, 62005011, 62005018, 64011019, 60008038

**Residential Estate, five acre minimum: Resources Management Combining District (RE-5:RM):** 60008007, 60008016

**Special Planning (SP):** 57021025, 58030006, 58017012, 58017014, 58017015, 58017019, 58017024, 58017027, 60015001, 60015002, 62014002, 62007005, 62007006, 62008016, 62011001, 62011002, 62011005, 62011006, 62012006, 62012038, 62009051, 58007005, 58007026, 58014020, 58035031, 58007007, 58007021,





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58007024, 58007025, 58074014, 58007017, 58014019, 58014021, 62003057, 62003069, 62004069, 62004074, 62004075, 62004076, 62004082, 62004087, 60008031, 58029015, 58028026, 58029009, 58029013, 58030018, 58030019, 60015001, 60015002, 62014002, 62008019, 62010001

**Industrial:** 58014016

**Community Commercial:** 62003067, 62005012, 62005013, 62005014, 62005023, 62005024, 62014004, 62012007, 62012010, 62012011, 62012024, 62012028, 62012029, 62012039

**Shopping Center Commercial:** 58010022

**Right-of-Way (ROW):** 57022056, 57029022, 57029023, 57029024, 57029026, 57029027, 60009022, 62003063, 62012023

**Public/Right-of-Way (P/ROW):** 62003073, 62003073

**Public/Historic Commercial:** 62004080

**Public/Community Commercial:** 58015011

**Public/Quasi-Public (P):** 58016027, 58017025, 58017026, 57021013, 58027013, 58019020, 58029012, 58030016, 62001018, 62003019, 62003053, 62003070, 62004015, 62004045, 62004073, 62004081, 62009035  
**A.**

### 7. COMMISSION BUSINESS

None.

### 8. COMMITTEE REPORTS

### 9. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at [www.angelscamp.gov](http://www.angelscamp.gov).

**The next regularly scheduled meeting of the Planning Commission is July 13, 2023**



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## PLANNING COMMISSION

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**DRAFT MINUTES CITY OF ANGELS  
PLANNING COMMISSION  
APRIL 13, 2023**

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**CHAIR (PRESENT)** John Broeder

**VICE CHAIR (PRESENT)** Gary Gordon

**Commissioners** Robert Moncada (**PRESENT**), Kristopher Klerk (**PRESENT**), Joseph Whittle (**ABSENT**)

**Planning Director** Amy Augustine (**PRESENT**)

**Deputy City Clerk** Caytlyn Schaner (**PRESENT**)

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1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)



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**ACTION: COMMISSION KLERK MOTIONED TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER MONCADA, AND PASSED 4 YES, 0 ABSENT**

**4. APPROVAL OF THE MINUTES AS POSTED (OR AMENDED)**

**ACTION: VICE CHAIR GORDON MADE A MOTIONED TO APPROVE THE MINUTES, SECONDED BY COMMISSIONER KLERK, AND PASSED 4 YES, 0 ABSENT**

**5. PUBLIC COMMENT**

**NONE**

**6. PRESENTATIONS**

**A. How to be an Outstanding Planning Commissioner**

**NO COMMENTS**

**7. PUBLIC HEARING**

**A. Approve Resolution NO 23-05 of Intent of the City of Angels Planning Commission recommending to City Council to Amend Chapter 17.85.070 (Planning Commission Procedures) to increase flexibility in the content and organization of agendas.**

**NO COMMENTS. ACTION: COMMISSION KLERK MOTIONED TO APPROVE THE RESOLUTION, SECONDED BY COMMISSIONER MONCADA, AND PASSED 4 YES, 0 ABSENT**

**B. Approve Resolution NO 23-04, intent of the City of Angels Planning Commission recommending to City Council to Amend Chapter 17.42 to add permitted uses to the Special Planning (SP) zoning district including a single-family residence and small and large animal keeping without a development agreement.**

**AMANDA FOLENDORF ASKED FOR CLARIFYING LANGUAGE TO BE ADDED.**

**ACTION: VICE CHAIR GORDON MADE A MOTIONED TO APPROVE THE RESOLUTION AS AMENDED, SECONDED BY COMMISSIONER KLERK, AND PASSED 4 YES, 0 ABSENT**

**C. Approve Resolution NO 23-06 of Intent of the City of Angels Planning Commission recommending to City Council to adopt the City of Angels CEQA Guidelines & *Environmental Review Procedures Handbook* and add a new Chapter 17.05 to the City of Angels Municipal Code to incorporate, by reference, the *City of Angels CEQA Guidelines & Environmental Review Procedures* and certain mandatory elements thereof.**

**AMANDA FOLENDORF ASKED FOR CLARIFYING LANGUAGE TO BE ADDED.**

**ACTION: COMMISSIONER KLERK MADE A MOTIONED TO APPROVE THE RESOLUTION AS AMENDED, SECONDED BY VICE CHAIR GORDON, AND PASSED 4 YES, 0 ABSENT**

**8. COMMISSION BUSINESS**

**A. Review banner pole design at Utica Park**

**DISCUSS BANNER POLE DESIGNS**

**9. COMMITTEE REPORTS**

**KLERK REPORTED OUT**

**10. ADJOURNMENT**

**ACTION: VICE CHAIR GORDON MOTIONED TO AJOURN AT 7:00 PM, SECONDED BY COMMISSIONER MONCADA, AND PASSED 4 YES, 0 ABSENT**

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John Broeder, Chair

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Caytlyn Schaner, Deputy City Clerk



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## PLANNING COMMISSION

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**CITY OF ANGELS** PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

**DATE:** June 8, 2023

**TO:** City of Angels Planning Commission

**FROM:** Amy Augustine, AICP – City Planner

**RE:** **RESOLUTION OF INTENT 23-07 RECOMMENDING TO THE CITY COUNCIL AMENDING THE GENERAL PLAN LAND USE ELEMENT TABLE 1-5 (GENERAL PLAN AND ZONING CONSISTENCY) TO ALLOW THE FOLLOWING ZONING DISTRICTS TO BE CONSISTENT WITH THE HIGH DENSITY RESIDENTIAL (HDR) GENERAL PLAN LAND USE: SINGLE-FAMILY RESIDENTIAL (R-1) AND MEDIUM DENSITY RESIDENTIAL (R-2)**

**RECOMMENDATION:**

Adopt Resolution of Intent 23-07.

**BACKGROUND:**

The City adopted General Plan 2020 on February 3, 2009. General Plan Land Use Element Table 1-5 identifies those zoning districts consistent with each general plan land use designation. The proposed amendment would allow landowners to propose “less intense” zoning districts including Single-Family Residential (R-1) and Medium-Density Residential (R-2) zoning districts instead of only Multi-Family Residential (R-3) zoning on their properties where the general plan land use designation is High Density Residential (HDR). General plans often allow for “less intensive” zoning districts to be consistent with individual land use designations, but generally don’t allow for “more intensive” zoning.

In conjunction with the citywide rezoning for general plan consistency, several landowners with homes 50 years of age and older and generally on small lots created in the early days of the townsite, requested R-1 and even R-2 zoning on properties designated high density residential (HDR) under the general plan. None of these properties are on land identified in the City’s General Plan Housing Element as necessary to meet the City’s Regional Housing Need Assessment (RHNA) goals. Landowners requested the ability to protect the single-family residential character of their property even when surrounded by other properties that may have duplexes or triplexes. In addition, many of the older subdivisions within the City are traditionally a mixture of single-family, duplexes and triplexes. Given the variation in historic lot sizes, some lots can accommodate sufficient parking for duplexes and triplexes and some cannot. Approval of the proposed amendment would allow the landowner flexibility to determine when a lower density is preferable for their future goals without the need for a general plan amendment and while maintaining the mixture of densities characteristic of the City’s older subdivisions. The proposed rezonings and general plan amendments in the following action items assume adoption of this amendment.





## PLANNING COMMISSION

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### **ANALYSIS**

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to general plan amendments shall be made upon the following findings of fact:

#### **Finding A: The proposal conforms with the City's General Plan and Municipal Code**

The proposed amendments will implement portions of the following general plan programs:

- 2.B.a**      **Undertake a Comprehensive Update to the City of Angels Municipal Code**  
*Initiate a comprehensive update of the City of Angels Municipal Code to incorporate changes identified in the Housing Element, for internal consistency and for consistency with the general plan.*

The citywide rezoning necessary to bring parcels into compliance with the general plan resulted in changes triggering the need for refinements to the general plan for consistency and, in this case, in response to landowner requests. With these changes, the general plan will allow landowners to zone property to lower densities than identified in the general plan allowing the general plan and zoning districts to conform with each other. Therefore, Finding A can be made.

#### **Finding B: The proposed changes or amendments will not be substantially detrimental to the health, safety, or general welfare of the City.**

Allowing reduced density on properties would reduce the intensity of potential impacts (e.g., to traffic, air quality) already evaluated and determined to be less than significant at a higher density under the certified General Plan 2020 Environmental Impact Report. Therefore, the proposed amendment will not be detrimental to the health, safety, or general welfare of the City and Finding B can be made.

**Other Findings:** General Plan 2020 Program 1.A.d provides Guidelines for General Plan Amendments. Program 1.A.d addresses changes to the General Plan Land Use Map. This proposal includes textual changes to the General Plan and does not alter the General Plan Land Use Map and does not change any individual land use designation. Therefore, this program is inapplicable to the proposed text amendment.

### **ENVIRONMENTAL FINDINGS:**

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed revision to the City's General Plan land use table is exempt from further review, because the impacts associated with the proposed text changes or resulting from them would be less intensive (due to reduced density) than those evaluated under the 2020 General Plan Environmental Impact Report (EIR) adopted for the 2020 General Plan. Therefore, the project is consistent with, and is within the scope of, the certified General Plan EIR for General Plan 2020.





## **PLANNING COMMISSION**

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### **ATTACHMENTS:**

- A. Planning Commission Resolution 23-07 with Exhibit A: Table 1-5 General Plan Text Amendments



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### **CITY OF ANGELS PLANNING COMMISSION**

#### **RESOLUTION OF INTENT 23-07**

**RECOMMENDING TO THE CITY COUNCIL AMENDING THE GENERAL PLAN LAND USE ELEMENT TABLE 1-5 (GENERAL PLAN AND ZONING CONSISTENCY) TO ALLOW THE FOLLOWING ZONING DISTRICTS TO BE CONSISTENT WITH THE HIGH DENSITY RESIDENTIAL (HDR) GENERAL PLAN LAND USE: SINGLE-FAMILY RESIDENTIAL (R-1) AND MEDIUM DENSITY RESIDENTIAL (R-2)**

**WHEREAS**, the City of Angels Planning Commission is charged with updating and maintaining the City's general plan, and;

**WHEREAS**, changes to the General Plan Land Use Element Tables 1-5 (land use and compatible zoning) as identified in Exhibit A have been requested by the public and is consistent with the general plan; and

**WHEREAS**, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed changes;

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Angels hereby recommends to the City of Angels City Council adoption of the proposed text change to the General Plan Land Use Element Tables 1-5 as included in **Attachment A** based on the following findings:

1. The proposal is consistent with the City of Angels Municipal Code.
2. The proposal is consistent with the City of Angels General Plan
3. The proposed changes or amendments will not be substantially detrimental to the health, safety, or general welfare of the City.
4. Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed revision to the City's General Plan is exempt from further review because the impacts associated with the proposed text changes or resulting from them are within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

The foregoing resolution was introduced and moved for adoption June 8, 2023, by \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of June, by the following vote:



## PLANNING COMMISSION

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AYES:

NOES:

ABSTAIN:

ABSENT:

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John Broeder, Chairman

ATTEST:

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Caytlyn Schrader, Deputy City Clerk

## **ATTACHMENT A**

<b>Table 1-5 General Plan Land Use Designations &amp; Compatible Title 17 Zoning Classifications City Limits and Sphere of Influence</b>	
<b>General Plan Designation</b>	<b>Compatible Zoning</b>
<b>HDR:</b> High density residential	<b>R-3:</b> High-density residential <b>R-2:</b> Medium density residential <b>R-1:</b> Single-family residential <b>P:</b> Public <b>OS:</b> Open Space <b>:P3</b> Public Private Partnership Combining



## COMMUNITY DEVELOPMENT

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CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

**DATE:** June 8, 2023

**TO:** City of Angels Planning Commission

**FROM:** Amy Augustine, AICP – City Planner

**RE:** **RESOLUTION OF INTENT 23-08 RECOMMENDING TO THE CITY COUNCIL AMENDING THE GENERAL PLAN LAND USE DESIGNATIONS ON 41 PARCELS, AS IDENTIFIED**

**RECOMMENDATION:**

Adopt Resolution of Intent 23-08.

**BACKGROUND:**

The City adopted General Plan 2020 on February 3, 2009. The City is currently undertaking a citywide rezoning to bring all parcels into zoning compliance with the general plan. In conjunction with the citywide rezoning for general plan consistency and outreach to landowners; it was determined that the general plan land use designation on 41 parcels should be changed for reasons including:

- A. Land ownership and the goals of the landowner changed
- B. Landowners opposed their 2009 General Plan land use designation, their proposed general plan land use designations recognize existing uses which are not proposed to change, and their alternative proposal is consistent with the general plan goals, policies, and programs
- C. Landowners acquired multiple adjacent parcels that allow for master planning (Special Planning Zoning)
- D. Land owned/acquired by a public agency or encompassing a roadway was not reflected in the general plan
- E. Landowners refined goals for their properties;
- F. Clerical error

Landowners are in agreement with the proposed general plan amendments in Table 1. Figures 1-14 identify the locations of each parcel following Table 1.

These parcels are:

Table 1: General Plan Amendments

<b>APN (Map Reference)</b>	<b>Owner</b>	<b>Site/Use</b>	<b>Size (acres)</b>	<b>Current GP</b>	<b>Proposed GP</b>	<b>Reason</b>
58029016 Figure 1	Webber	Vacant	0.22	Special Planning	Single-Family Residential	F
60004038 Figure 1	Sage	Part of another parcel	0.01	Right-of-Way	Single-Family Residential	F
60008037 Figure 2	Pinnell	Vacant, Gold Cliff	6.8	Special Planning	Residential Estate	E
58030006 Figure 3	Umberger	GHC/Finnegan	9.8	Residential Estate	Special Planning	E
58017012 Figure 4	Jo Jo	79 S. Main	0.11	Central Commercial	Special Planning	C
58017014 Figure 4	Jo Jo	97 S. Main	0.10	Central Commercial	Special Planning	C
58017015 Figure 4	Jo Jo	65 S. Main	0.86	Central Commercial	Special Planning	C
58017019 Figure 4	Jo Jo	87 S. Main	0.26	Central Commercial	Special Planning	C
58017027 Figure 4	Jo Jo	Vacant	0.31	Central Commercial	Special Planning	C
60015001 Figure 5	Folendorf	Vacant	22.19	Residential Estate	Special Planning	E
60015002 Figure 5	Folendorf	Vacant	5.00	Residential Estate	Special Planning	E
62014002 Figure 5	Folendorf	Vacant	25.11	Single-Family Residential	Special Planning	E
62007005 Figure 6	Tryon	Moose Trail	0.05	High Density Residential	Special Planning	E

<b>APN (Map Reference)</b>	<b>Owner</b>	<b>Site/Use</b>	<b>Size (acres)</b>	<b>Current GP</b>	<b>Proposed GP</b>	<b>Reason</b>
62007006 Figure 6	Tryon	2769 Moose Trail	0.41	High Density Residential	Special Planning	E
62008016 Figure 6	Tryon	1638 Moose Trail	6.21	High Density Residential	Special Planning	E
62011001 Figure 7	Tryon	Vacant	0.74	Single-Family Residential	Special Planning	E
62011002 Figure 7	Tryon	Vacant	2.06	Single-Family Residential	Special Planning	E
62011005 Figure 7	Tryon	Vacant	1.99	Single-Family Residential	Special Planning	E
62011006 Figure 7	Tryon	Vacant	0.65	Single-Family Residential	Special Planning	E
62012006 Figure 7	Tryon	Vacant	0.24	Single-Family Residential	Special Planning	E
62012038 Figure 7	Tryon	Vacant	1.58	Community Commercial	Special Planning	E
62009051 Figure 7	Tryon	1394 Vallecito	0.85	Historic Commercial	Special Planning	E
60002012 Figure 11	Env't'l Alternative	612 Stanislaus	0.33	Single-Family Residential	High Density Residential	F
62001069 Figure 12	Hollis	Vacant	0.17	Business Attraction and Expansion	High Density Residential	F
57023014 Figure 12	Copp	SFR – off Murphys Grade Rd.	2.00	Business Attraction and Expansion	High Density Residential	B
57023015 Figure 12	Airola	SFR – off Murphys Grade Rd.	4.34	Business Attraction and Expansion	High Density Residential	B
58023031 Figure 13	Lee	Lee Lane	0.33	Business Attraction and Expansion	High Density Residential	B



<b>APN (Map Reference)</b>	<b>Owner</b>	<b>Site/Use</b>	<b>Size (acres)</b>	<b>Current GP</b>	<b>Proposed GP</b>	<b>Reason</b>
58023032 Figure 13	Lee	Lee Lane	0.76	Community Commercial	High Density Residential	B
58023033 Figure 13	Lee	Lee Lane	0.88	Community Commercial	High Density Residential	B
58023034 Figure 13	Lee	Lee Lane	10.31	Business Attraction and Expansion	High Density Residential	B
58016012 Figure 14	Moya	Monte Verda	0.13	Business Attraction and Expansion	High Density Residential	B
58016013 Figure 14	Guardado	215 Monte Verda Bear Mt. MHP	0.18	Business Attraction and Expansion	High Density Residential	B
58016014 Figure 14	Guardado	221 Monte Verda	0.22	Business Attraction and Expansion	High Density Residential	B
58016016 Figure 14	Ortega	308 Stockton	0.16	Business Attraction and Expansion	High Density Residential	B
58016017 Figure 14	Ortega	292 Stockton	0.27	Business Attraction and Expansion	High Density Residential	B
58016022 Figure 14	Robertson	231 Monte Verda	0.16	Business Attraction and Expansion	High Density Residential	B
58016024 Figure 14	Castle	241 Monte Verda	0.26	Business Attraction and Expansion	High Density Residential	B
57029022 Figure 8	Caltrans	Along By-Pass	1.85	Single-family residential	Right-of-Way	D

<b>APN (Map Reference)</b>	<b>Owner</b>	<b>Site/Use</b>	<b>Size (acres)</b>	<b>Current GP</b>	<b>Proposed GP</b>	<b>Reason</b>
62003073 Figure 10	City of Angels	P/O Summit	0.02	Single-family residential	Public-Quasi Public /Right-of- Way	D
58027013 Figure 9	Altaville Cemetery District	Cemetery (Stockton Rd)	0.66	High Density Residential	Public-Quasi Public	D
62004080 Figure 10	City of Angels	Jail (Birds Way)	0.06	High Density Residential	Public-Quasi Public	D

Figure 1: Single-Family Residential (SFR) Properties

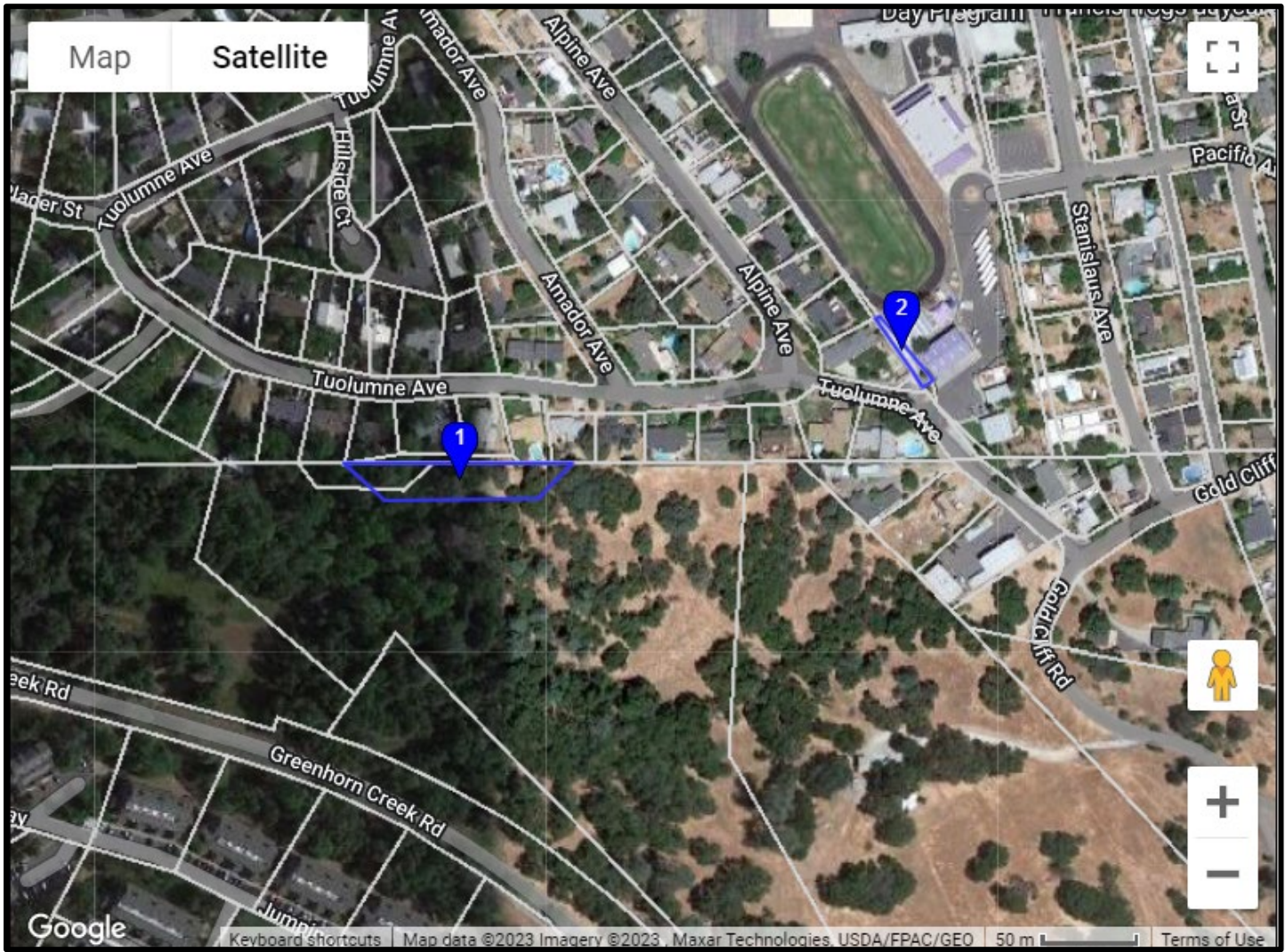




Figure 2: Residential Estate (RE) Property

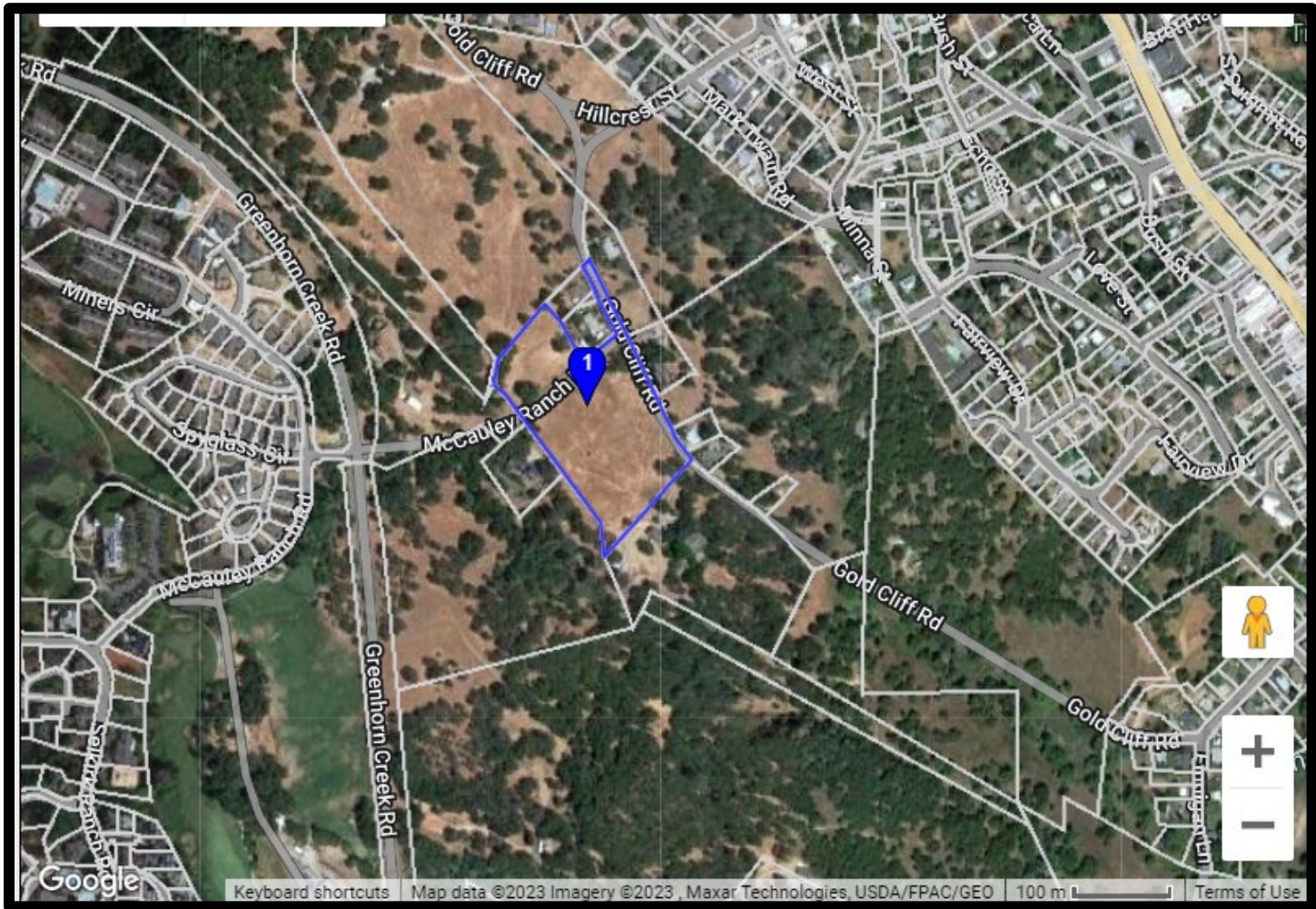




Figure 3: Special Planning (SP) Parcels – Umberger



Figure 4: Special Planning (SP) – Jo Jo Properties ( ★ Indicates other adjacent SP)

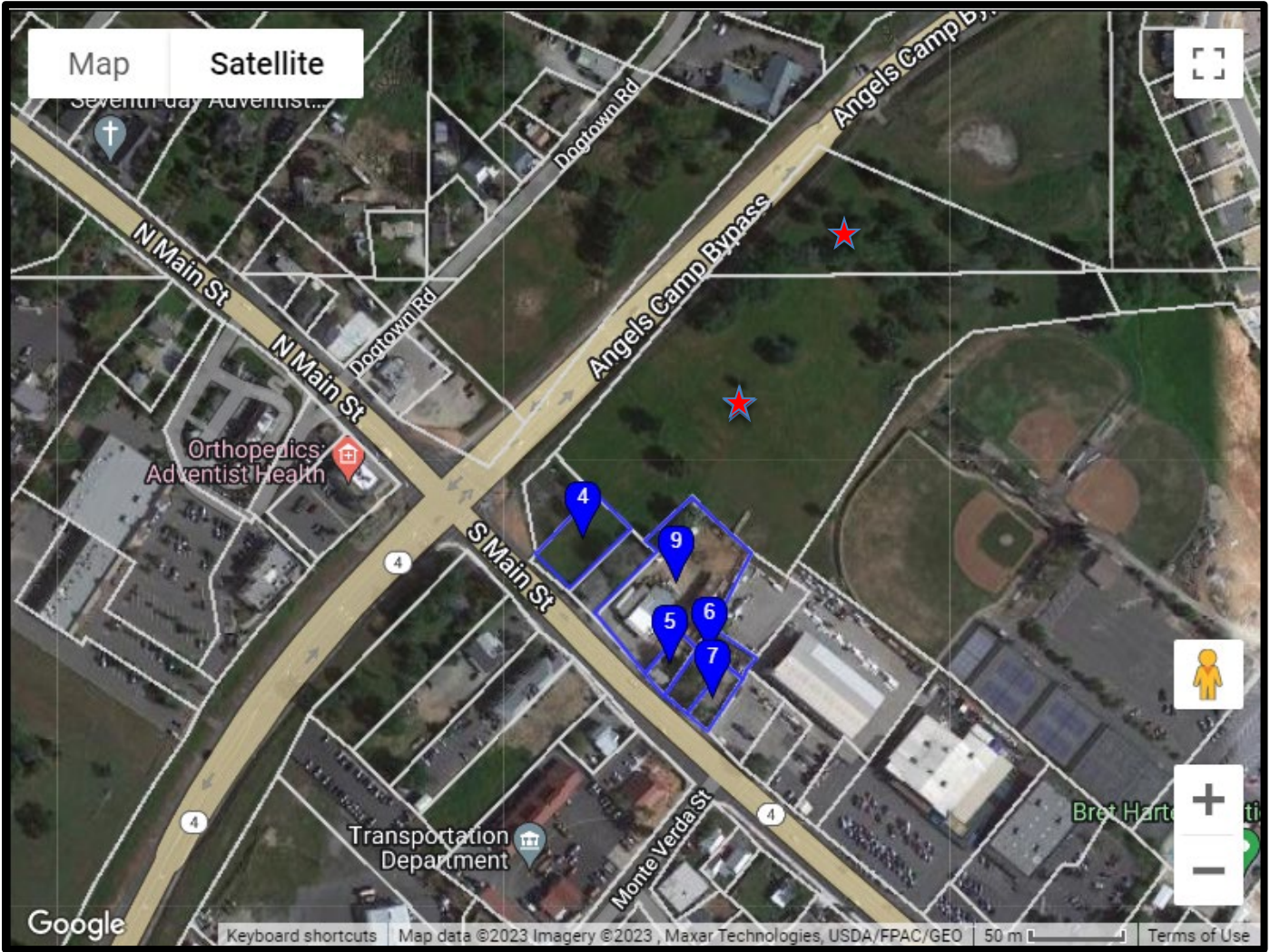




Figure 5: Foldendorf Special Planning ( ★ Indicates other adjacent SP)

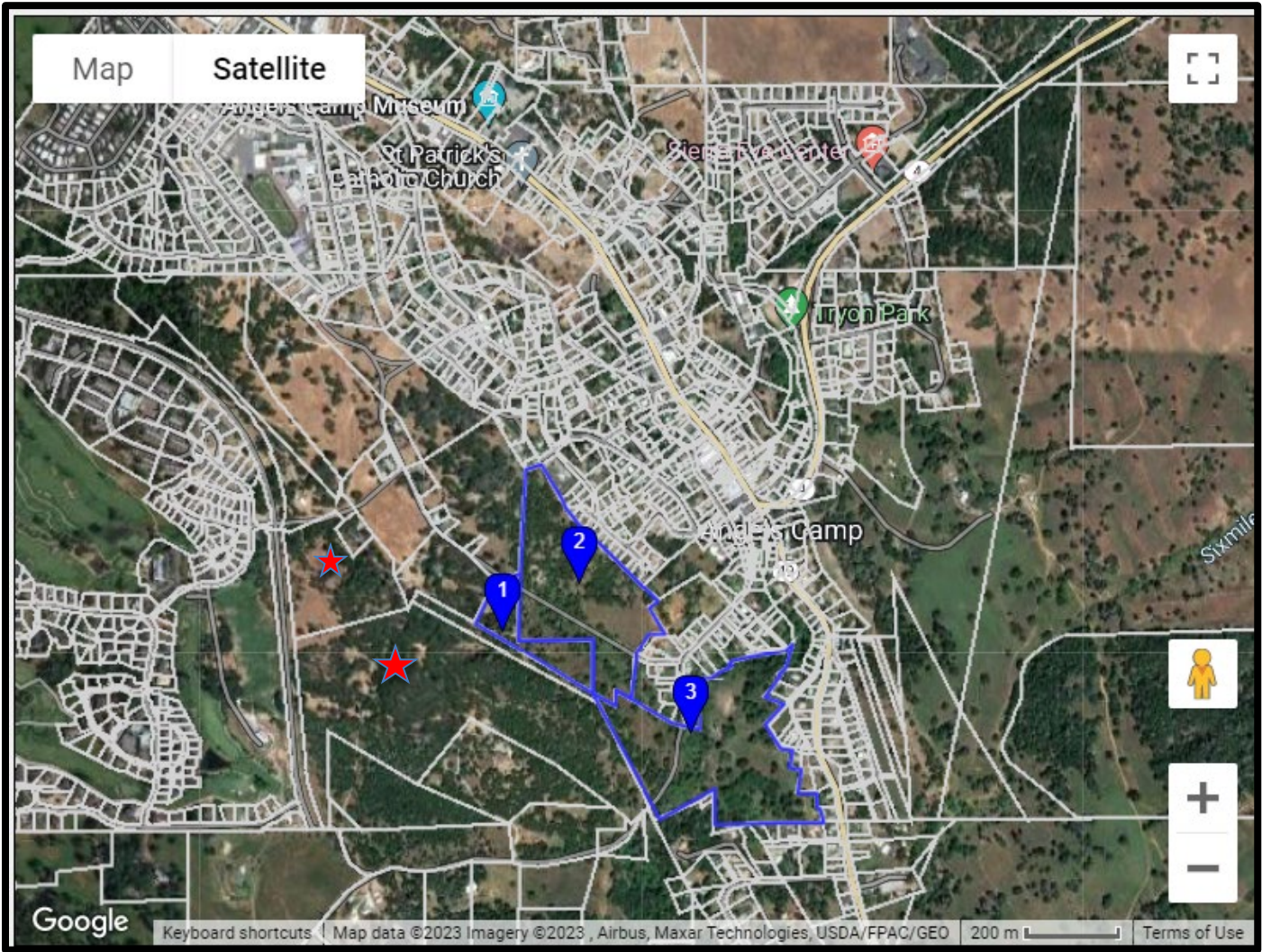




Figure 6: Tryon Special Planning ( ★ Indicates other adjacent SP)

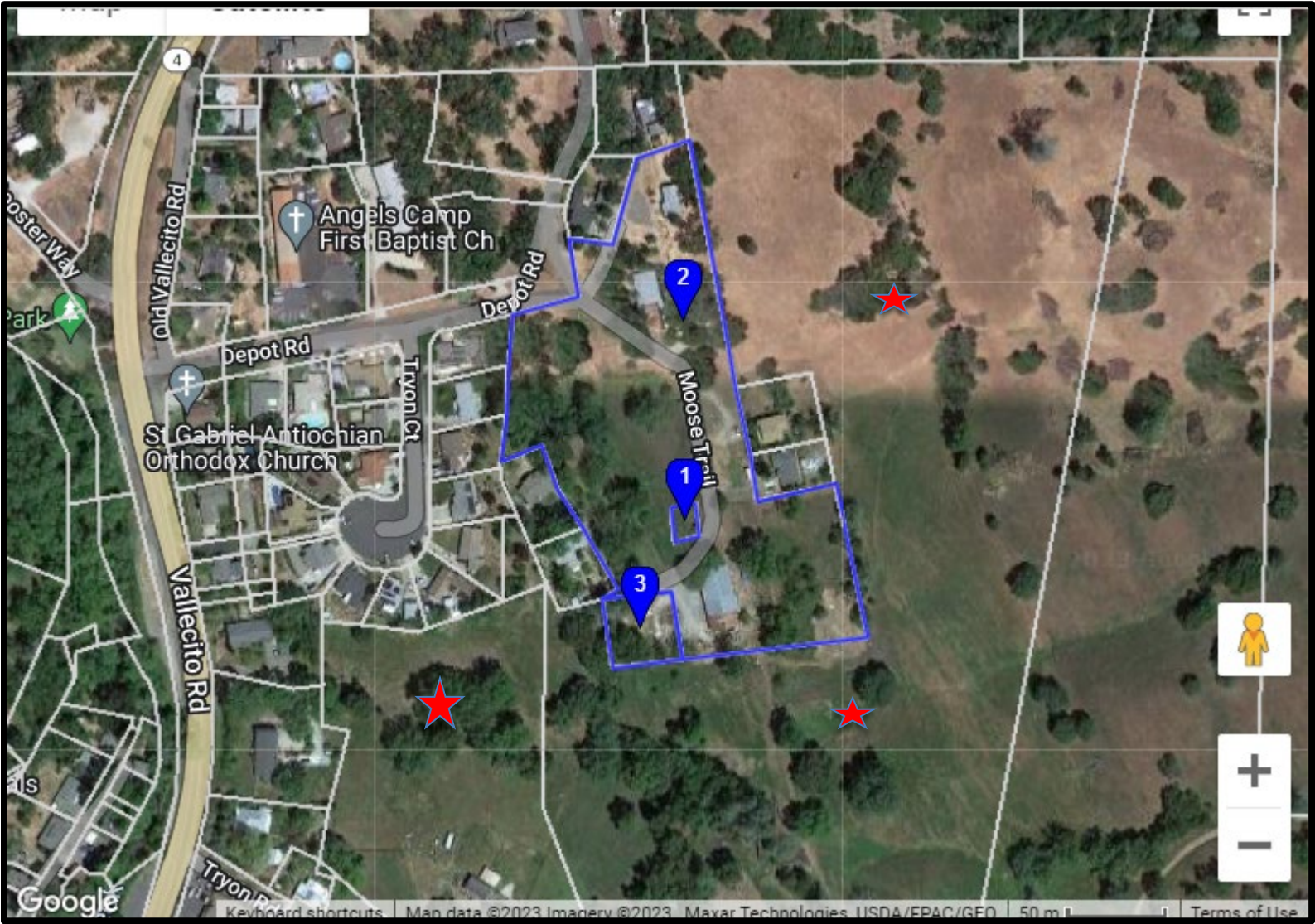




Figure 7: Tryon Special Planning ( ★ Indicates other adjacent SP)

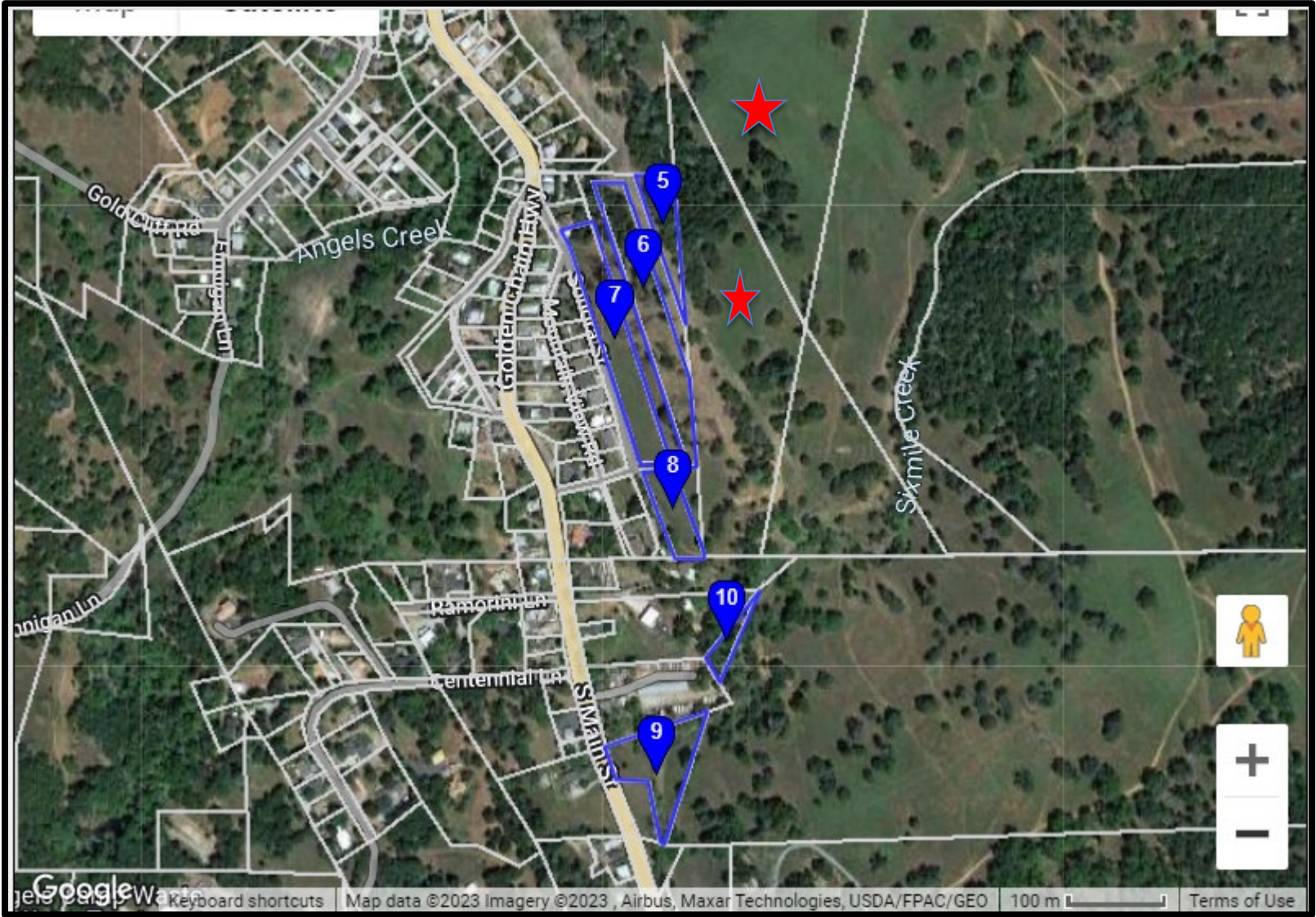




Figure 8: ROW Caltrans



Figure 9: Altaville Cemetery District

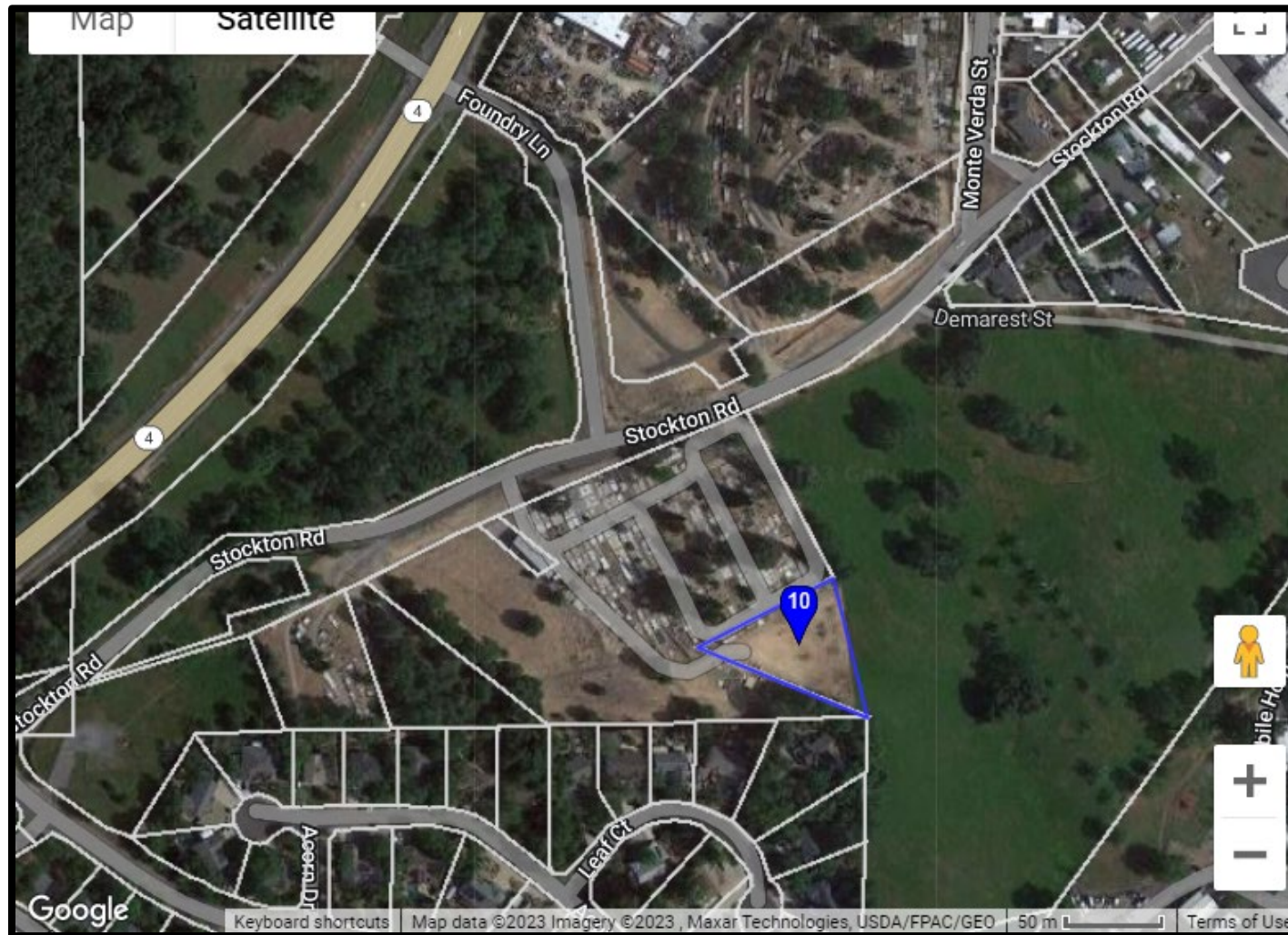




Figure 10: City of Angels - Public/Quasi Public/Right-of-Way

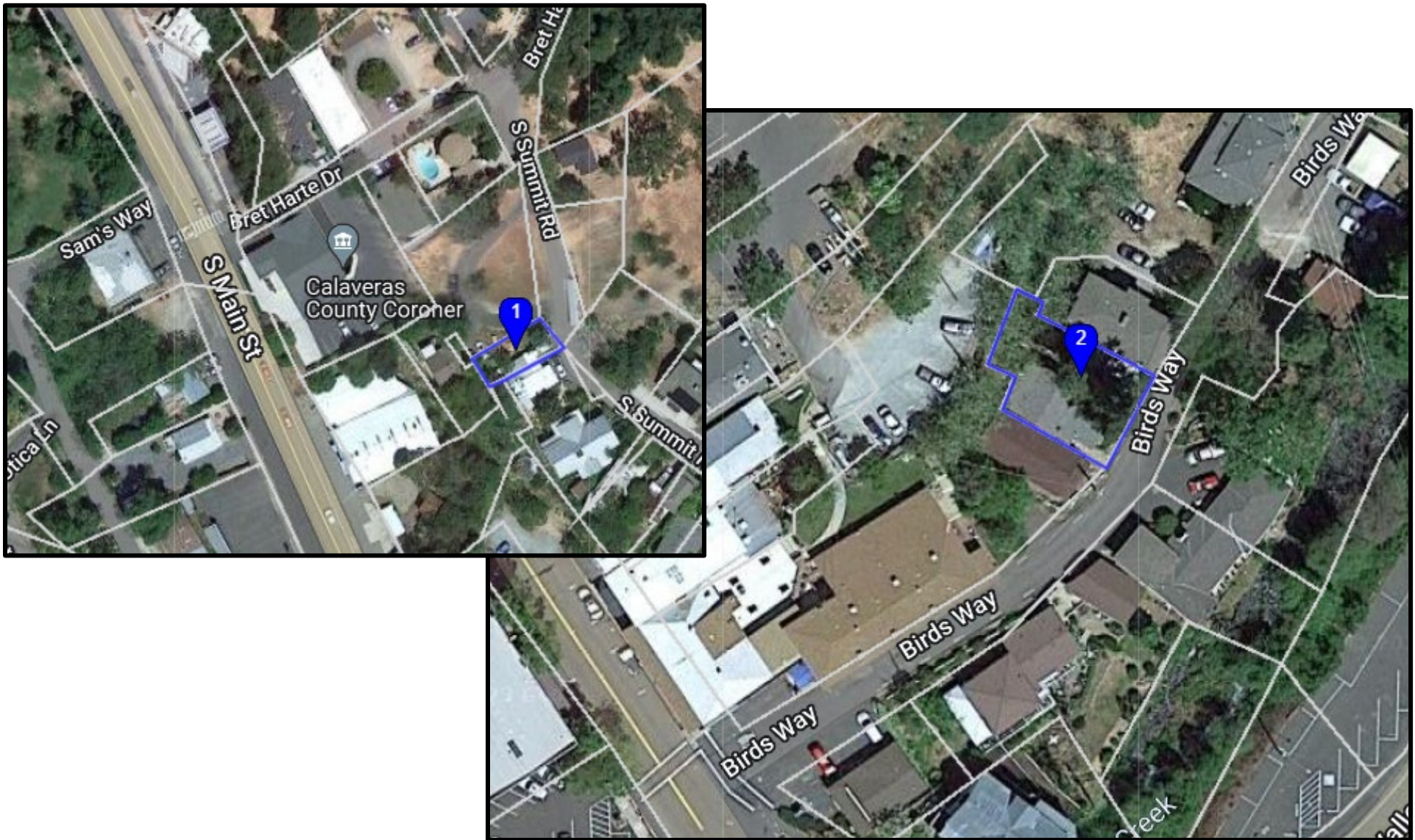




Figure 11: High Density Residential - Environmental Alternatives Apts 612 Stanislaus

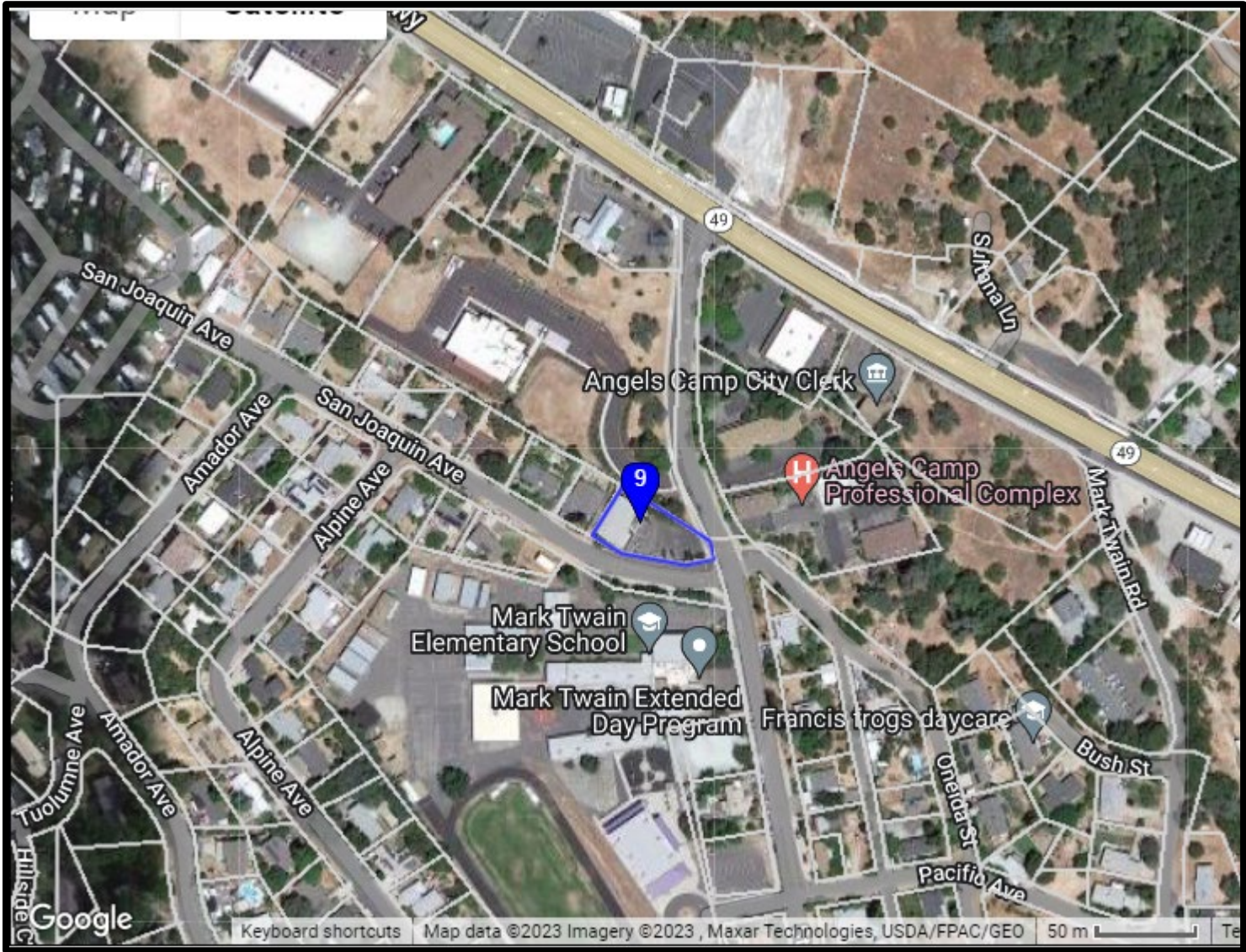




Figure 12: High Density Residential Copp, Airola, Hollis

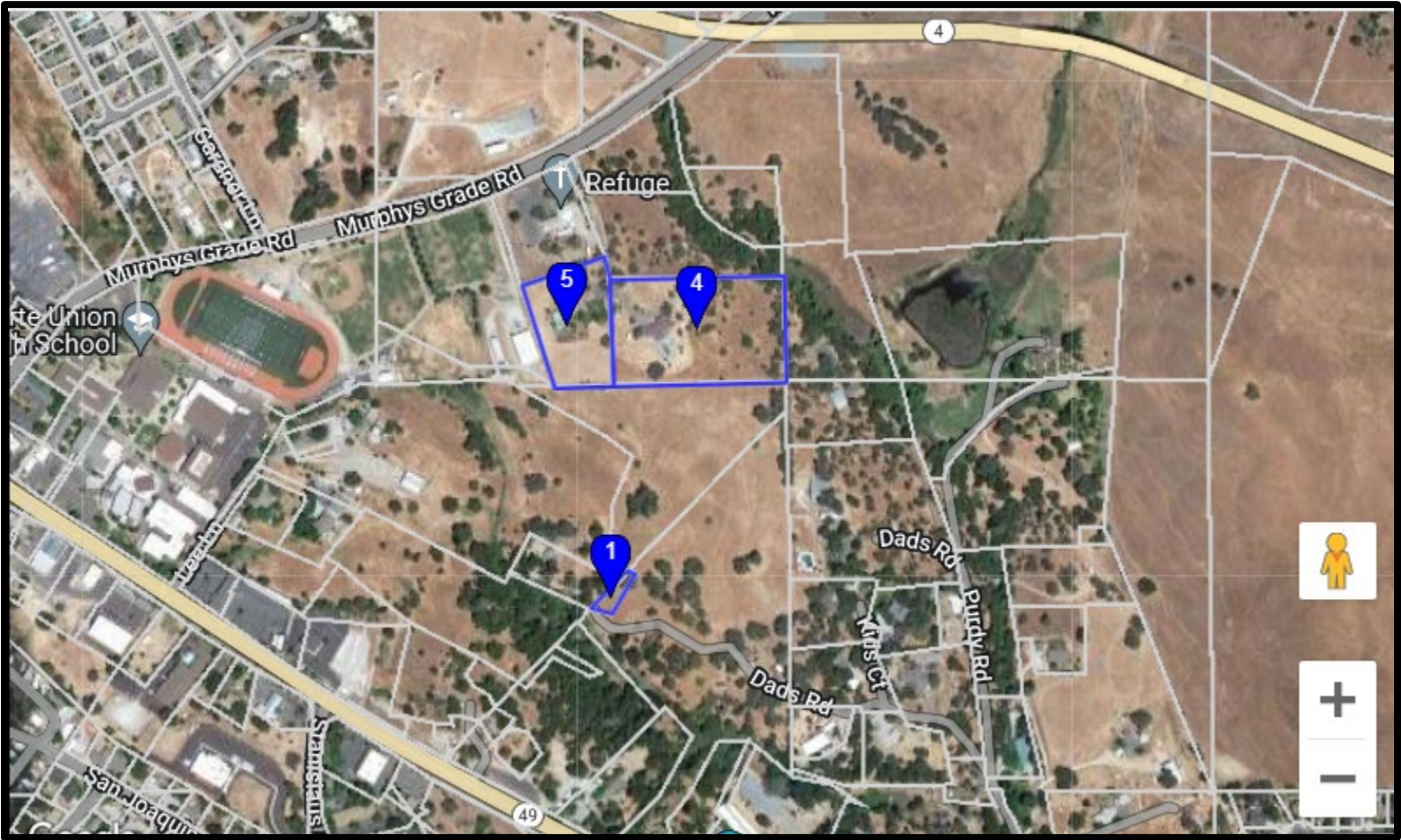




Figure 13: High Density Residential - Lee

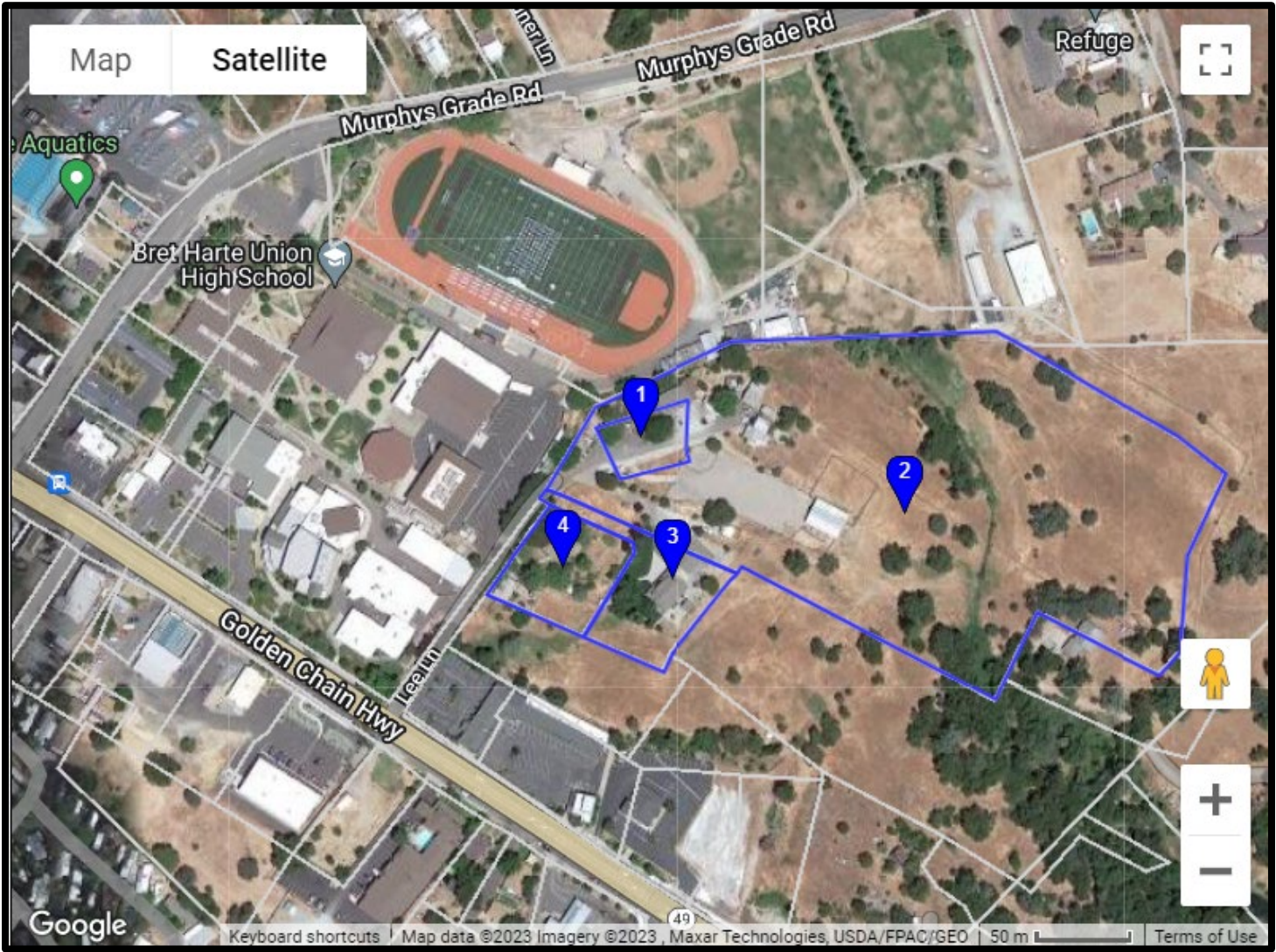
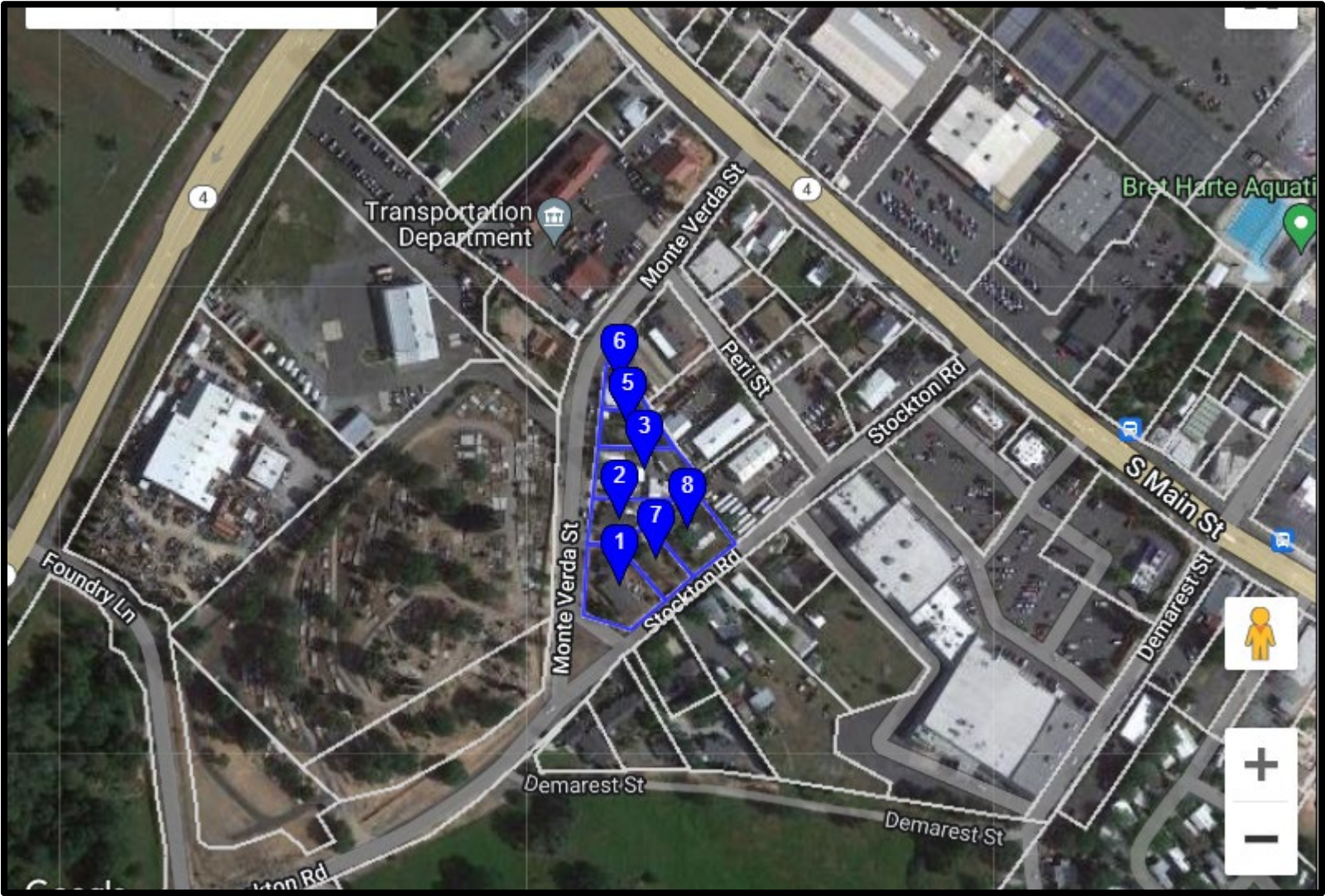




Figure 14: Monte Verda/Stockton High Density Residential



## **ANALYSIS**

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to general plan amendments shall be made upon the following findings of fact:

### **Findings A and B: The proposal conforms with the City's General Plan and Municipal Code**

Proposed general plan amendments on 41 parcels totaling 108.6± acres<sup>1</sup> include:

- SFR - Single-Family Residential (2 parcels) – totaling 0.23 acre
- RE - Residential Estate (1 parcel) – totaling 6.8 acres
- SP - Special Planning (19 parcels) – totaling 78.48 acres
- HDR - High Density Residential (15 parcels) – totaling 20.5 acres
- P - Public/ROW (4 parcels) – totaling 2.59 acres

#### **Single-Family Residential (SFR)**

The purposes and intent of the Single-Family Residential (SFR) general plan land use are:

- ☐ *To preserve the integrity of existing single-family residential neighborhoods*
- ☐ *To reserve lands best-suited for future single-family development (i.e., land accessible by adequate roads, police, fire, water and sewer services on slopes generally averaging less than 15%)*

SFR lands are located in varying places, but are restricted to those areas that can be served by adequate water, sewer, police, fire, roads, and other public services on relatively gentle slopes in close proximity to city services.

Development Standards for SFR include:

- ☐ Six dwelling units per gross acre density. Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.
- ☐ Maximum impervious surfaces: 50%. Impervious surfaces totaling up to 60% are permitted for projects providing housing for low or very low income households in accordance with the general plan. Impervious surfaces totaling up to 60% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- ☐ For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

SFR is consistent with the Single-Family Residential (R-1) zoning district pursuant to General Plan Table 1-5

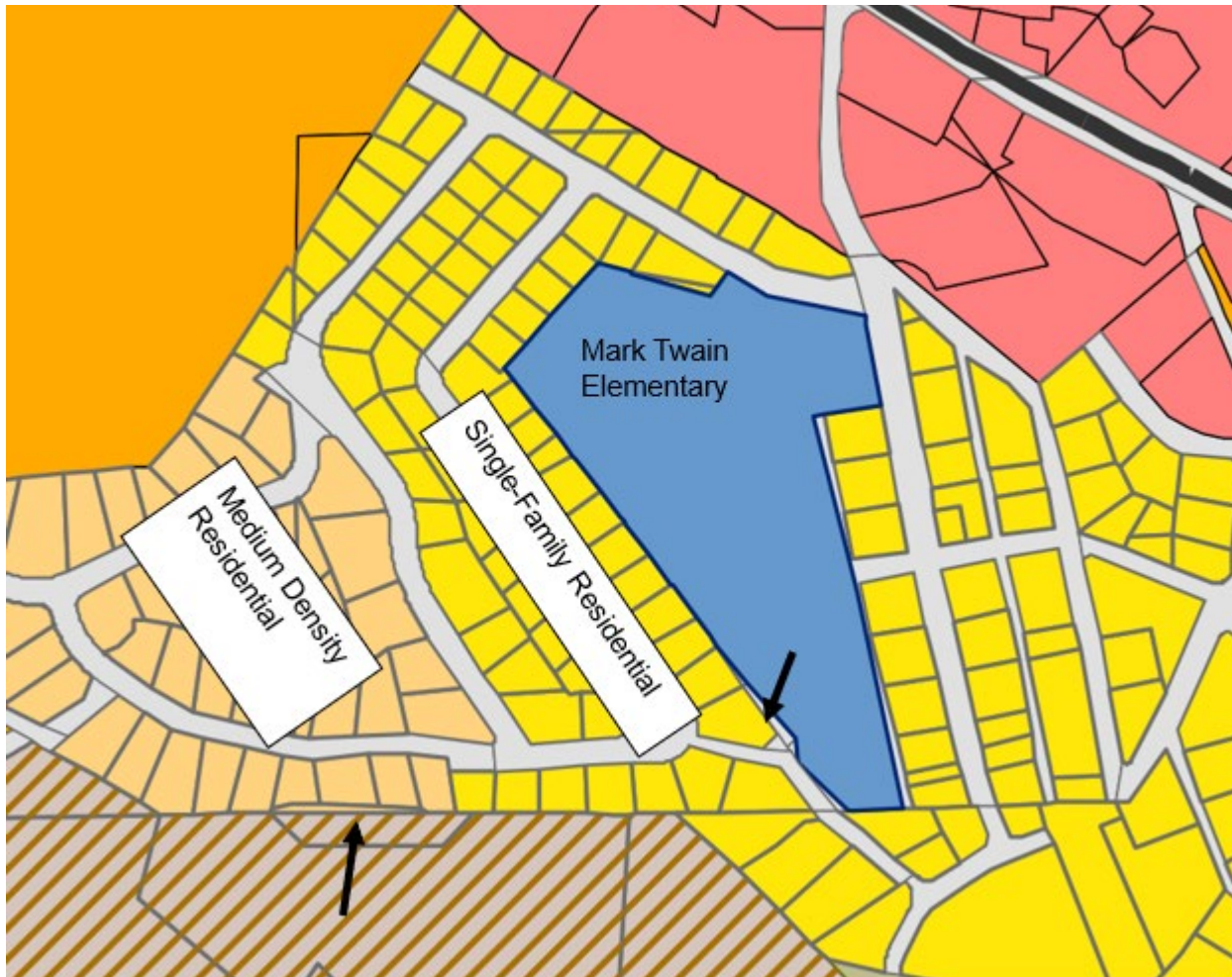
Two parcels are proposed to be amended to a general plan land use designation of SFR (Figure 15). The parcels total 0.23± acre. Both are quite small and appear to be remainder fragments of larger parcels. The parcels were designated as Special Planning and Right-of-Way in error. This amendment will correct that error and make the parcels consistent with the adjacent Single-Family Residential land use designations adjacent. Both are adjacent to public water and sewer and adjoin existing subdivisions.

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<sup>1</sup> Out of 2356± acres (or approximately 4.6% of total city acreage) and 2,339± parcels (or approximately 1.8% of total city parcels)



Figure 15: SFR General Plan Parcels



Based on their location, size, ability to be served by public infrastructure and services, and adjacent SFR land use designations, the parcels are consistent with the SFR general plan land use designation, and the amendment may be found consistent with the general plan.

The parcels are proposed for rezoning to Single-Family Residential (R-1). Pursuant to General Plan Land Use Table 1-5, the R-1 zoning district is consistent with the SFR General Plan land use designation. Therefore, the amendment may be found consistent with the zoning code.

### **Residential Estate (RE)**

The purposes of the Residential Estate (RE) general plan land use designation are:

*To provide a residential alternative on relatively steep slopes that may not accommodate the city's smallest residential lots (approximately 7,500 square feet). This land use designation is intended to accommodate residential developments for landowners desiring a more rural setting than may be available within a small-lot Single-Family Residential (SFR) subdivision.*

RE lands are generally located in areas with gentle slopes away from the central core of the city. The RE land use also provides opportunities for clustering on land with pockets of relatively gentle slopes (for clustering) mixed with relatively steep slopes (to be left as open space) and provides a transition between the less dense Rural Residential (RR) land use designation and the higher densities of the city.

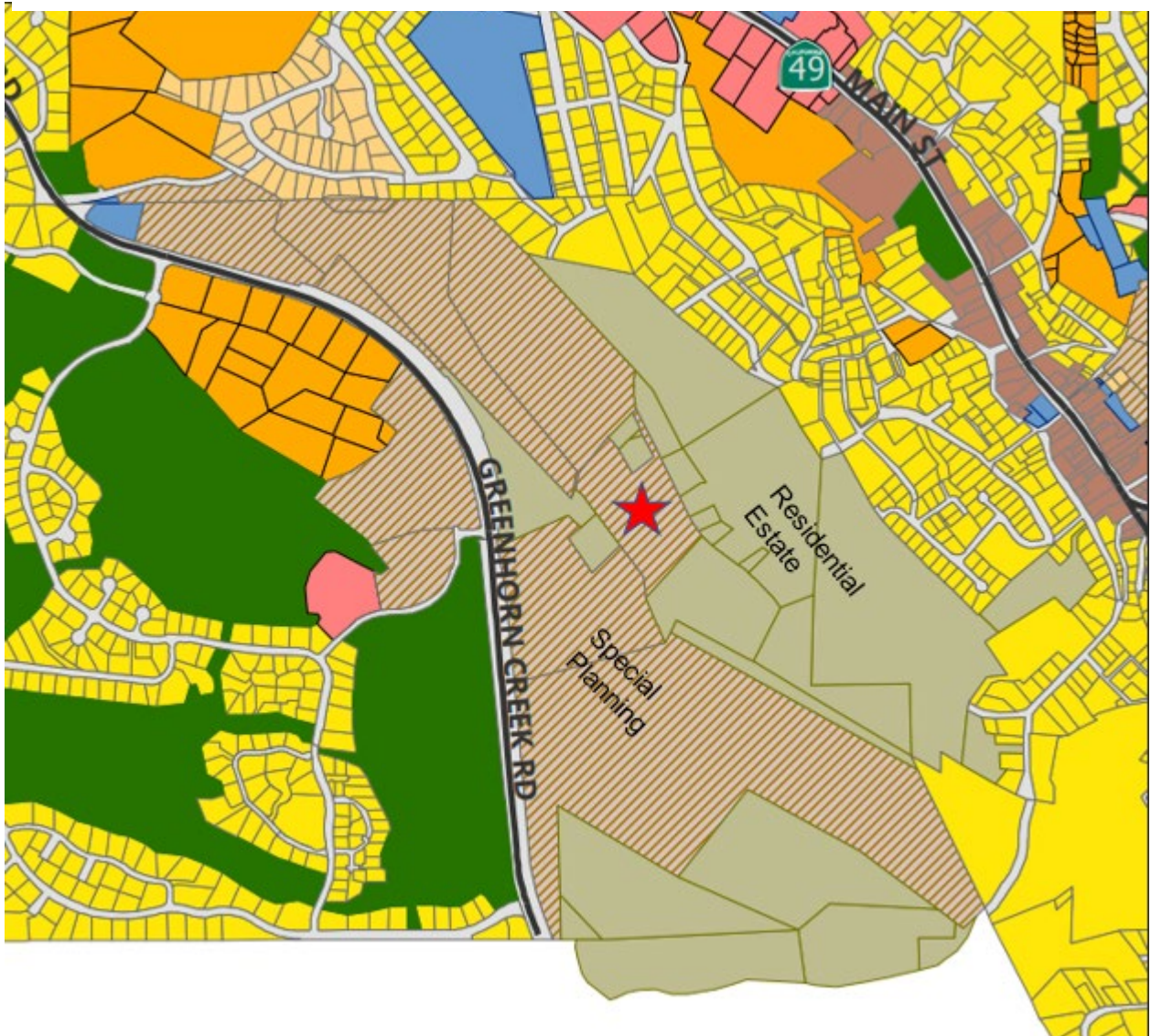
RE development standards include:

- ☐ One dwelling unit per one gross acre to one dwelling unit per three gross acres dependent upon on-site slopes.
- ☐ Maximum impervious surfaces: 20%. Impervious surfaces totaling up to 40% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- ☐ For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

RE is consistent with both the Residential Estate, one-acre minimum (RE-1) and Residential Estate, five acre minimum (RE-5) zoning districts pursuant to General Plan Table 1-5.

A single parcel, totaling 6.8± acres, is proposed to be amended to the RE land use designation. The parcel is located along Gold Cliff Road surrounded by parcels generally more than 10 acres in size on rolling hills in a rural setting designated either Special Planning or Residential Estate (Figure 16). Based on the nature, location and surrounding land uses; the proposed general plan amendment is consistent with the general plan.

Figure 16: Proposed RE Land Use ★



The parcel is proposed for rezoning to Residential Estate, one acre minimum (RE-1). Pursuant to General Plan Land Use Table 1-5, the RE-1 zoning district is consistent with the Residential Estate General Plan land use designation. Therefore, the amendment may be found consistent with the zoning code.

#### **Special Planning (SP)**

The purposes and intent of the Special Planning (SP) general plan land use designation are:

- *To encourage unique developments with compatible mixed uses and an integrated design compatible with the physical characteristics of the property.*



- *To provide uniform development guidelines consistent with Specific Plan legislation pursuant to Government Code Section 65450 et seq. for mixed-use development proposals occurring on parcels totaling more than twenty acres in size.*
- *To allow for flexible development opportunities for mixed use developments on parcels totaling twenty acres or less in size.*

The SP land use designation is given to properties that have unique or unusual characteristics due to location or topography and do not fit into the conventional zoning pattern including vacant land requiring environmentally and aesthetically sensitive development. SP also includes large tracts of land under single ownership where the landowner has indicated future plans for a mixed-use development with an integrated design.

Development Standards for SP include:

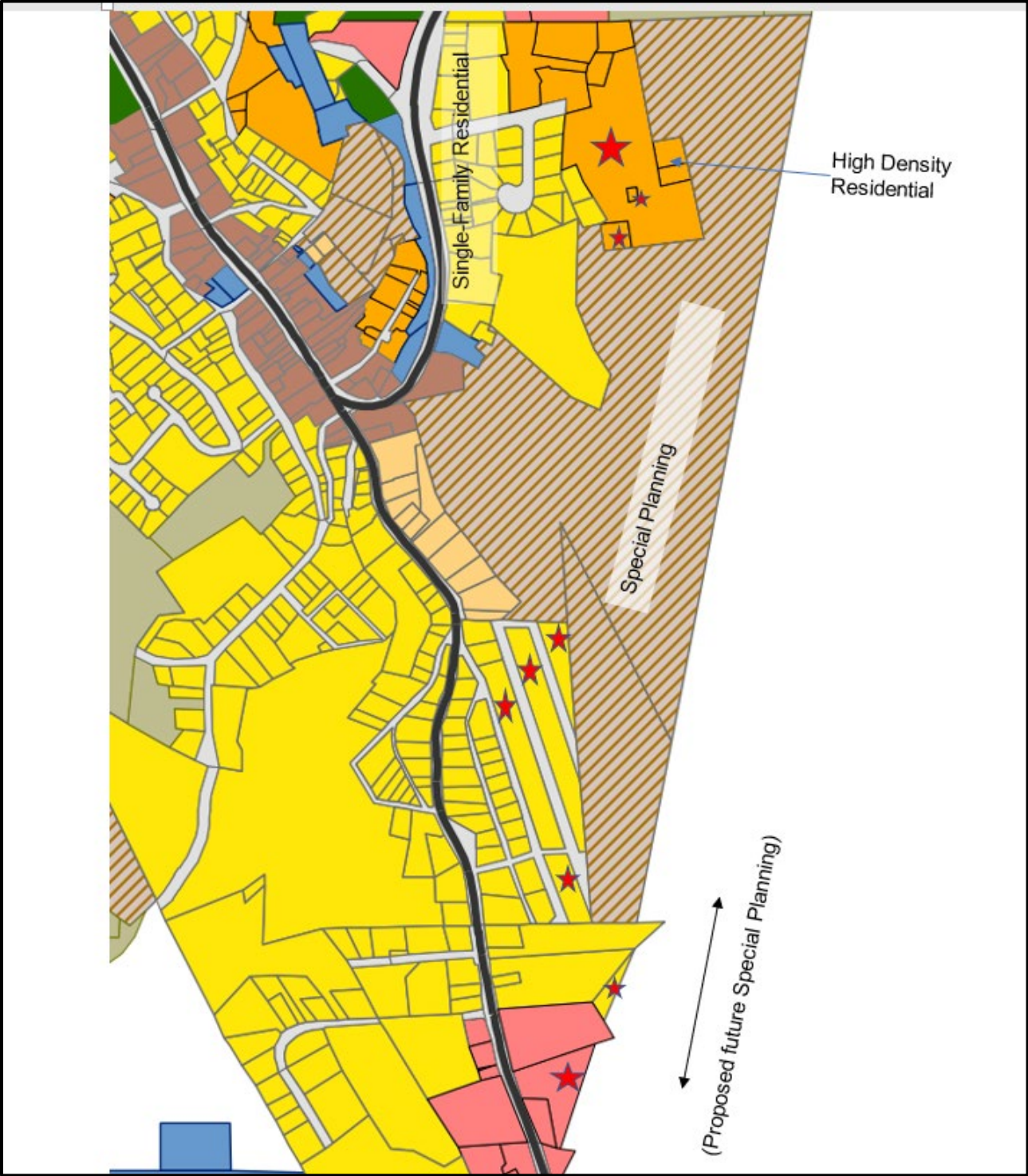
- Land use density and intensity of use shall be as specified in the Specific Plan. For those projects not subject to a Specific Plan (i.e., less than 20 acres in size), land use density and intensity of use shall be per the land use designation(s) most similar to the use or uses proposed on the site.
- A minimum of 30% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels subject to a Specific Plan. A minimum of 25% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels not subject to a Specific Plan.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.
- Lands designated as SP are expected to integrate and implement plans for the provision of water service and wastewater service and contribute to the cost of increasing the city's capacity to serve deliver service to new SP developments.

19 parcels, totaling 78.48± acres, area proposed to be amended to SP include the following:

- Ten smaller properties, totaling 14.78± acres, owned by the Tryon family will be joined with adjacent large expanses of land already designated as SP. These smaller properties would become part of the overall master planning effort for the Tryon Ranch under a Special/Specific Plan. (Figure 17)
- Five relatively small properties, totaling 1.6± acres, owned by Jo Jo Properties will be joined with adjacent acreages totaling 6.8± acres already designated as SP. These smaller properties will become part of the overall master planning effort for development at the NE corner of SR 4/49 and combines properties essential for master planning ingress/egress for the adjacent larger SP parcels. (Figure 18)
- Three medium-to-large parcels, totaling 52.3± acres owned by the Folendorf family will be joined with adjacent properties already designated as SP allowing for master planning the family's holdings.
- One 9.8± acre parcel owned by Mr. Umberger not adjacent, but in close proximity to another parcel under the same ownership will allow for master planning both parcels.



Figure 17: Tryon Special Planning Proposed Parcels ★



The Tryon parcels (Figure 17) are adjacent to existing general plan land Special Planning designated parcels except for the two most southerly parcels which abut the county. The landowner anticipates submitting a request to annex those parcels under this ownership to the City and designate those parcels also as Special Planning. Based on the stated purpose of the SP land use designation to: "SP also includes large tracts of land under single ownership where the landowner has indicated future plans for a mixed use development with an integrated design," the parcels are well-suited to the SP land use designation and may be found consistent with the general plan.

The parcels are proposed for rezoning to Special Planning. Pursuant to General Plan Land Use Table 1-5, the Special Planning zoning district is consistent with the Special Planning General Plan land use designation. Therefore, the amendment may be found consistent with the zoning code.

The Jo Jo Parcels (Figure 18) are located adjacent to parcels designated under the general plan as Special Planning (SP) due to their location in the highly visible SR 4/SR 49 corridor and intersection where ingress and egress and visual quality are of high importance. The identified parcels were secured by the same parcel owner after adoption of General Plan 2020 allowing the opportunity to combine the parcels into an integrated master planned development. Based on the state purpose of the SP land use designation to: "Encourage unique developments with compatible mixed uses and an integrated design compatible with the physical characteristics of the property," the parcels are well-suited to the SP land use designation and may be found consistent with the general plan.

The parcels are proposed for rezoning to Special Planning. Pursuant to General Plan Land Use Table 1-5, the Special Planning zoning district is consistent with the Special Planning General Plan land use designation. Therefore, the amendment may be found consistent with the zoning code.

The Folendorf and Umberger parcels (Figure 19) are located adjacent to other parcels designated as SP under the general. Based on the stated purpose of the SP land use designation to: "SP also includes large tracts of land under single ownership where the landowner has indicated future plans for a mixed use development with an integrated design," the parcels are well-suited to the SP land use designation and may be found consistent with the general plan.

The parcels are proposed for rezoning to Special Planning. Pursuant to General Plan Land Use Table 1-5, the Special Planning zoning district is consistent with the Special Planning General Plan land use designation. Therefore, the amendment may be found consistent with the zoning code.

Figure 18: Jo Jo SP General Plan Amendment ★

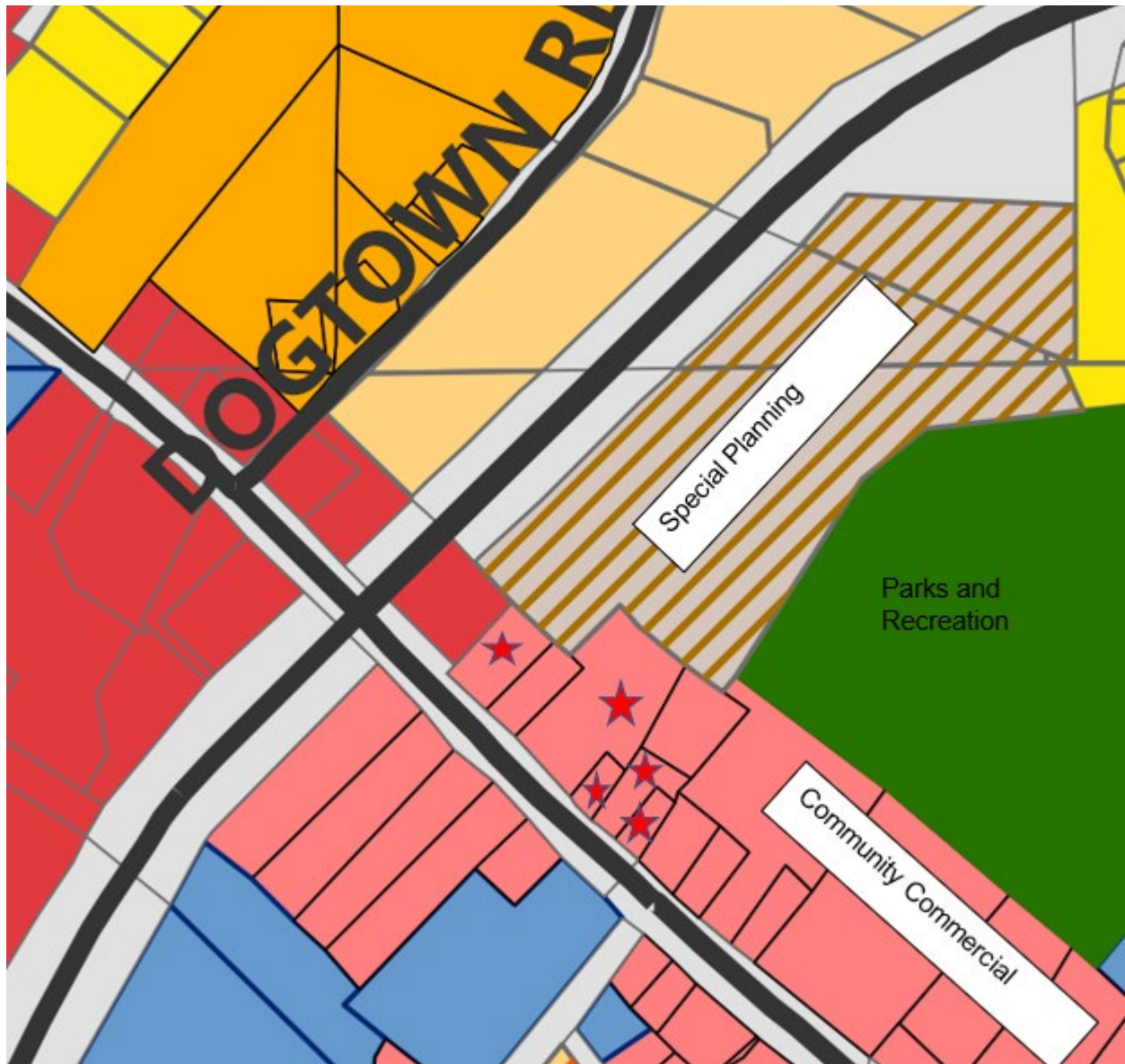
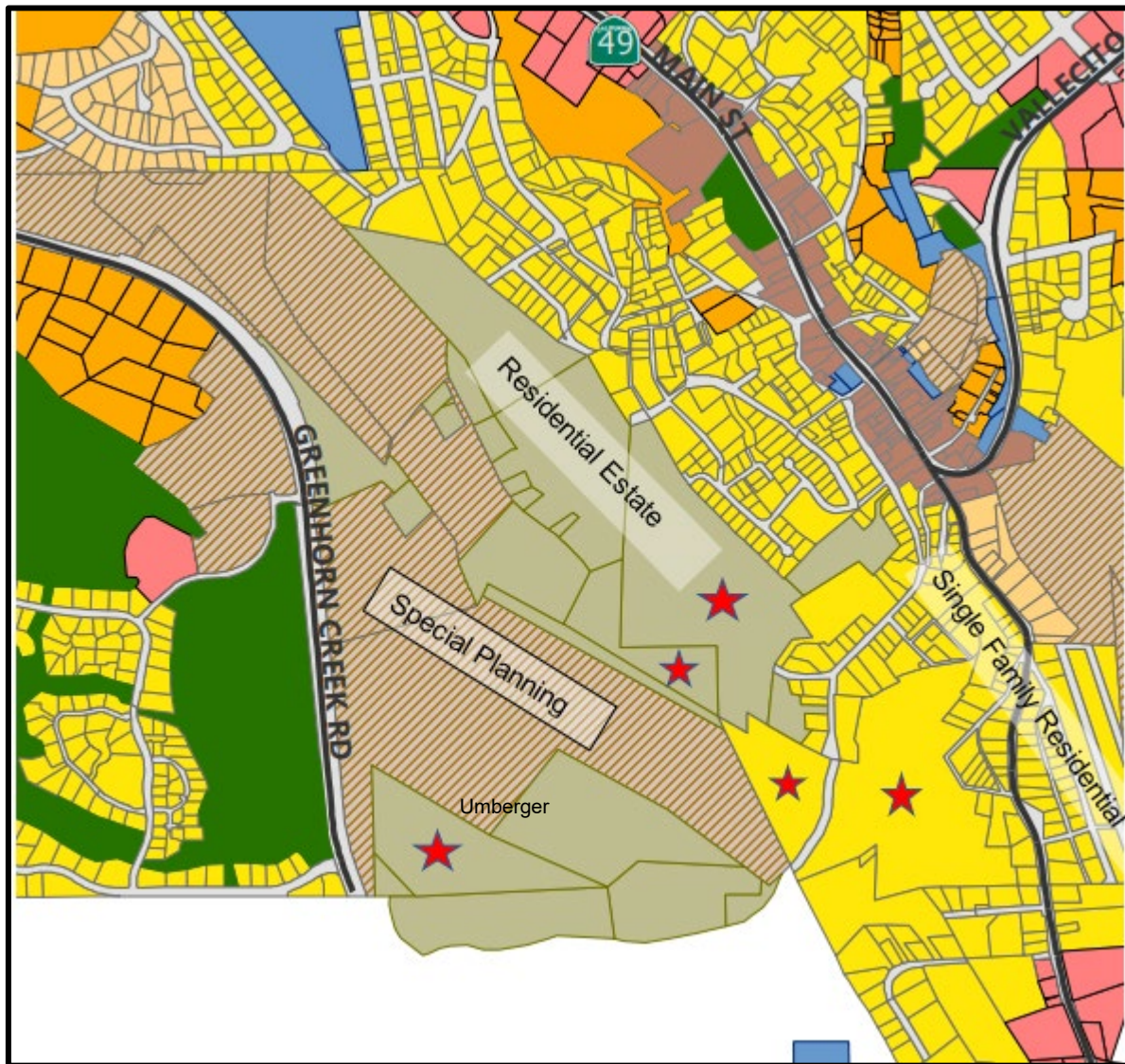




Figure 19: Umberger, Folendorf General Plan Amendments ★



#### High Density Residential (HDR)

The purposes and intent of the High Density Residential (HDR) general plan land use designation are:

To provide for a variety of housing needs at all income levels throughout the city at a higher density than allowed in other residential districts. While single-family and two-family dwellings may be allowed, the High Density Residential designation is intended primarily for triplexes, apartments, dwelling groups, condominiums and townhouses, senior housing projects, and multi-family dwellings. Grouped or clustered single-family dwellings, including small lot (cottage) development also is appropriate. Cooperative housing developments and Tri-Level Living Communities also are encouraged on lands designated as High Density Residential.

HDR lands generally will be located close to commercial or other services and near major streets and thoroughfares for convenient access. HDR developments typically will be located throughout the city and not concentrated in a single location.

HDR Development Standards include:

- Fifteen dwelling units per gross acre density. Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.
- Maximum impervious surfaces: 60%. Maximum impervious surfaces 70% for Cottage Residential zoning<sup>7</sup> only. Impervious surfaces totaling up to 75% are permitted for projects providing housing for low or very low income households in accordance with the general plan.
- A minimum of 20% landscaping is required for this land use. Landscaping may be reduced to 15% with the provision of housing for low or very low income households in accordance with the general plan.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

Fifteen parcels, totaling 20.5± acres are proposed to be amended to HDR as follows:

- Seven parcels, totaling 1.38± acres, bounded by Monte Verda and Stockton Roads adjacent to a mixed use area of multi-family residential, public uses (school bus parking), and quasi-industrial uses (Figure 20). The cluster to be re-designated HDR are all occupied by homes. One parcel is a mobilehome park. The parcels are currently designated as Business Attraction and Expansion; however, landowners have requested remaining under a residential designation and indicate their intentions to remain residential.

Given the purpose of the HDR land use designation: “To provide for a variety of housing needs at all income levels throughout the city at a higher density than allowed in other residential districts”, the location of the parcels next to other HDR land uses (across Stockton Road), proximity to commercial and other services and near major streets, the proposed amendments are consistent with the general plan.

- Four parcels, totaling 12.28± acres along Lee Lane adjacent to Bret Harte High School (Figure 21). All are currently designated as either Business Attraction and Expansion or Community Commercial; however, the landowners have requested remaining under a residential designation and indicate their intentions to remain residential. All of the parcels currently include residences. All parcels are currently zoned Multi-Family Residential (R-3), inconsistent with their existing general plan land use designations.

Given the purpose of the HDR land use designation: “To provide for a variety of housing needs at all income levels throughout the city at a higher density than allowed in other residential districts”, the location of the parcels next to other HDR land uses, proximity to commercial and other services and near major streets, and the proximity of the school where housing is an appropriate use; the proposed amendments are consistent with the general plan.

Two parcels off Murphys Grade Road totaling 6.34± acres, and designated as Business Attraction and Expansion (Figure 21). The landowners have requested remaining under a residential designation and indicate their intentions to remain residential. Both parcels currently include residences. Given the purposes of the HDR land use designation: “To provide for a variety of housing needs at all income levels throughout the city at a higher density than allowed in other residential districts”, the location of the parcels next to other HDR land uses, and the proximity of lands owned by Columbia College where housing would be an appropriate use; the proposed amendments are consistent with the general plan.

- One parcel totaling 0.17± acre at the boundary between Business Attraction and Expansion (BAE) designated parcels and High Density Residential parcels (Figure 21). Given the size of the parcel and the surrounding residential uses, it is more appropriate to residential uses. The parcel is entirely surrounded by HDR except for one side which is BAE. No effective use of a parcel this size for BAE uses are likely. However, as part of an overall HDR development, the added acreage could be useful. Based on the location and size of the property and adjacent land uses, this amendment is consistent with the general plan.
- One parcel totaling 0.33± acre located at 612 Stanislaus with existing apartments (Figure 22), but currently carrying a general plan land use designation of single-family residential (a clerical error). The designation of an existing apartment complex to single-family residential (SFR) was a clerical error. The existing use, expected to remain an apartment complex, is more suited to the higher density allowed under the HDR general plan land use designation. Therefore, this amendment is consistent with the general plan.

All of the preceding parcels will be rezoned to Multi-Family Residential, except those owned by the Lees which currently already are zoned Multi-Family Residential (R-3). Pursuant to General Plan Land Use Table 1-5, the Multi-Family Residential zoning district (R-3) is consistent with the High Density Residential General Plan land use designation. Therefore, the amendment may be found consistent with the zoning code.

Figure 20: Monte Verda/Stockton Road High Density Residential GPAs ★

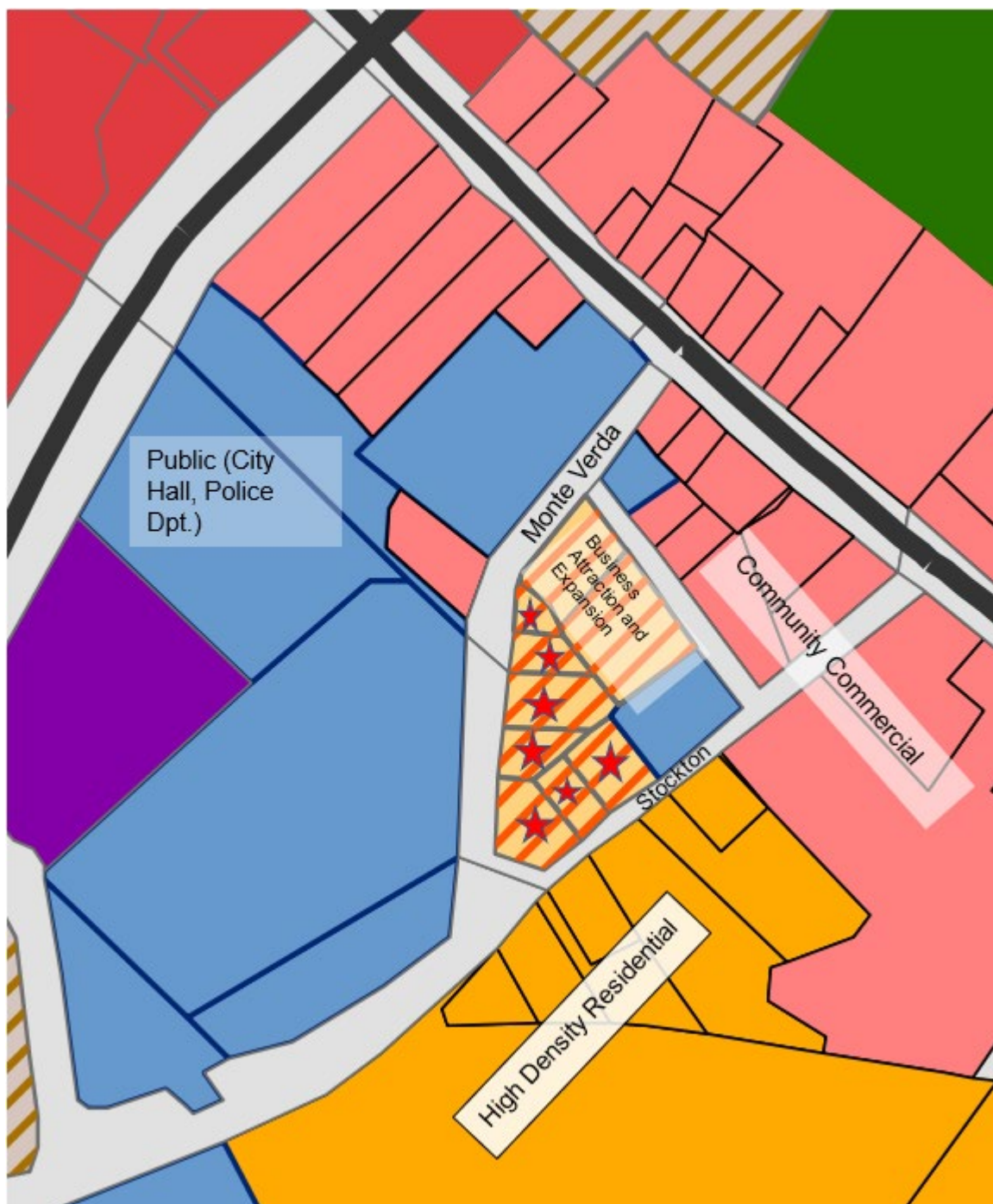




Figure 21: Lee, Copp, Airola, Dad's Rd – High Density Residential General Plan Amendments ★

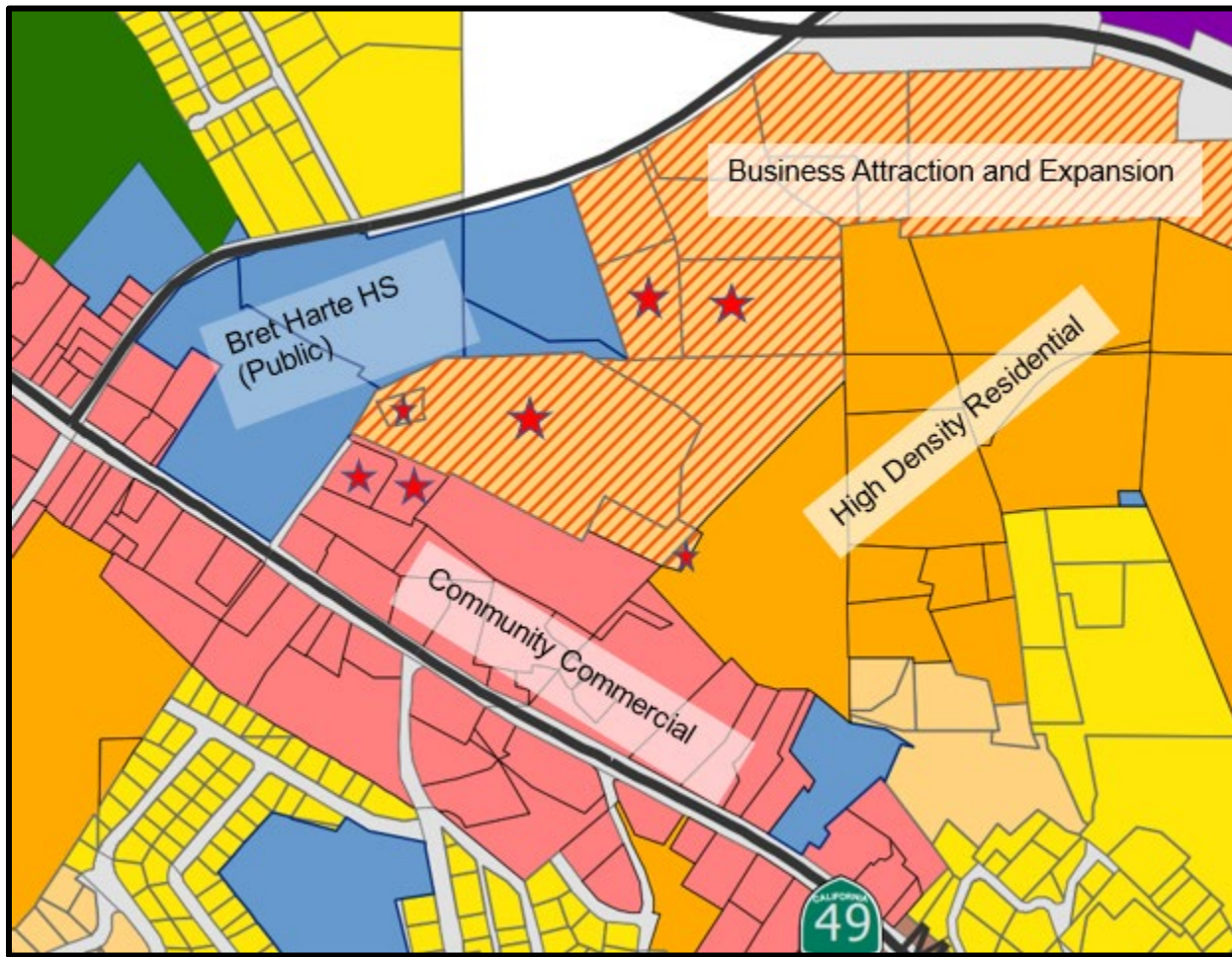
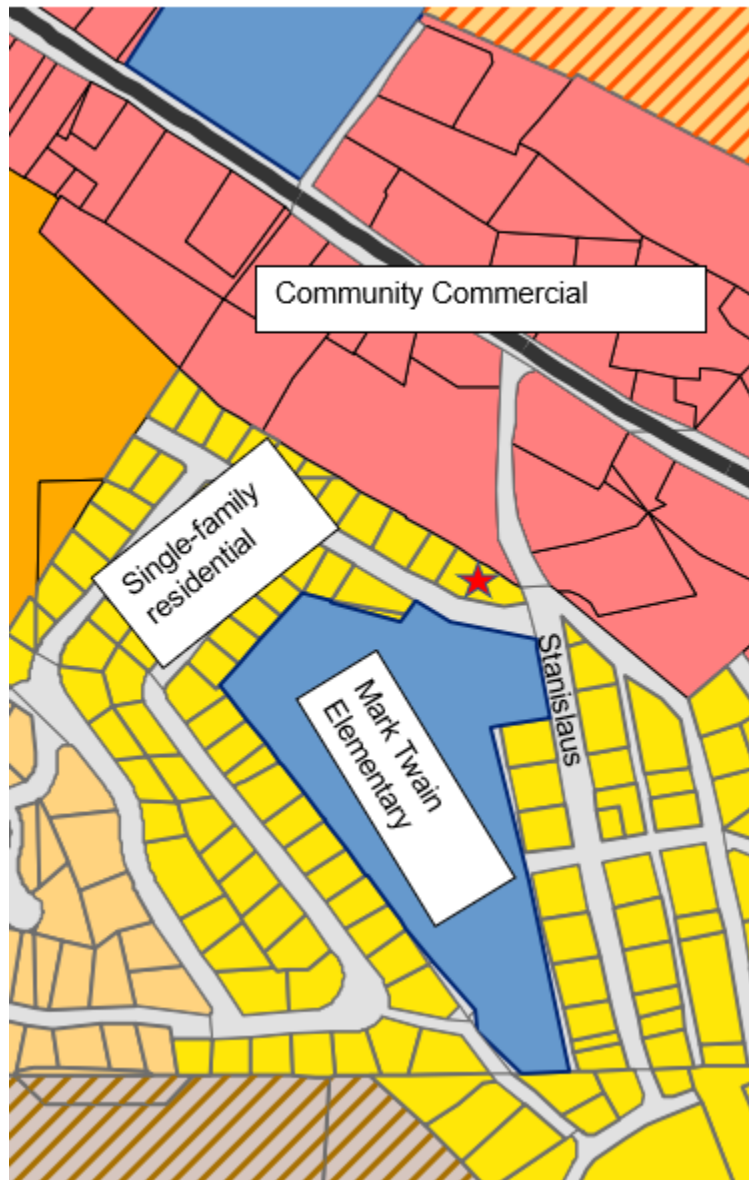




Figure 22: 612 Stanislaus General Plan Amendment ★



## **Public & Quasi Public (P)/Right-of-Way (ROW)**

The purpose and intents of this general plan land use designation are:

*To accommodate both public and quasi-public uses for those agencies that serve as their own Lead Agency when conducting environmental reviews (e.g., government buildings, schools, transportation facilities, public utilities, special districts). To allow for public-private partnerships in the furtherance of General Plan goals, policies, and programs.*

Parcels with this land use designation generally include: government buildings, schools, transportation facilities, public utilities, special districts and similar uses. Public and quasi-public uses may be located throughout the city.

Design in this district follows the following standards:

- Maximum impervious surfaces: 75% or equal to requirements for adjoining land uses; whichever is less.
- A minimum 20% landscaping is required for this land use.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

Four parcels totaling 2.59± acres are proposed for amendment to P as follows:

- One owned by Caltrans
- Two owned by the City of Angels
- One owned by the Altaville Sanitary District

The surrounding land uses are identified in Figures 23 and 24. Based on the public ownership of all of the parcels and the stated use of the parcels as intended to identify publicly owned parcels or those owned by special districts, the proposed amendments are consistent with the general plan.

All of the preceding parcels will be rezoned to Public/Quasi Public (P). Pursuant to General Plan Land Use Table 1-5, the P zoning district is consistent with the Public (P) General Plan land use designation. Therefore, the amendments may be found consistent with the zoning code. Note: Public is consistent with all general plan land use designations. The preceding parcels are being amended primarily for clerical purposes.

### **General**

The proposed amendments also will assist in implementing the following general plan program:

- 2.B.a**     **Undertake a Comprehensive Update to the City of Angels Municipal Code**  
*Initiate a comprehensive update of the City of Angels Municipal Code to incorporate changes identified in the Housing Element, for internal consistency and for consistency with the general plan.*

The citywide rezoning necessary to bring parcels into compliance with the general plan resulted in changes triggering the need for refinements to the general plan for consistency and, in this case, most are in response

to landowner requests. As described above, the proposed amendments are consistent with the general plan as necessary to bring them into compliance with the Angels Municipal Code as part of the Citywide rezoning.

Figure 23: Caltrans, Altaville Cemetery Public GPAs ★

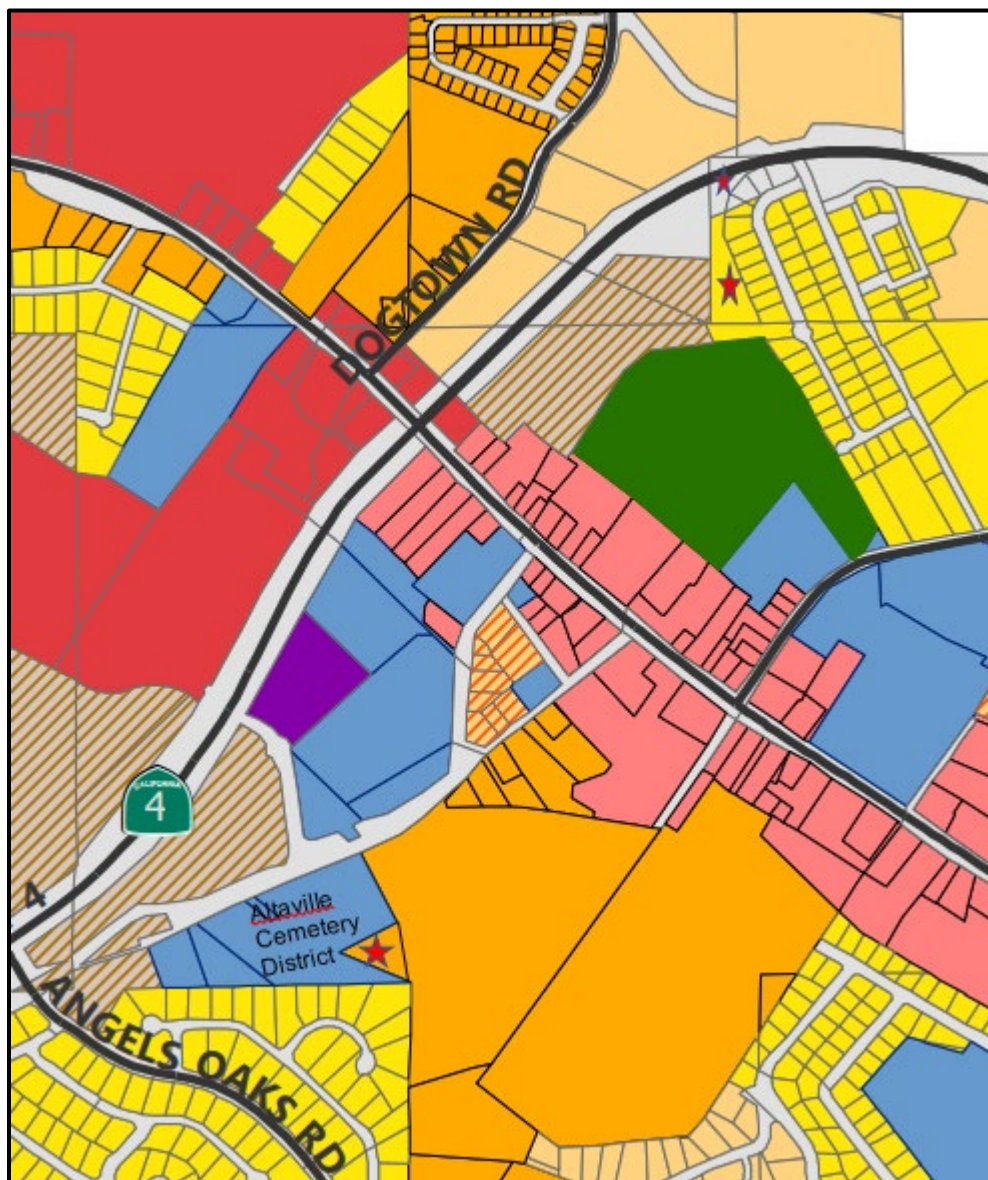
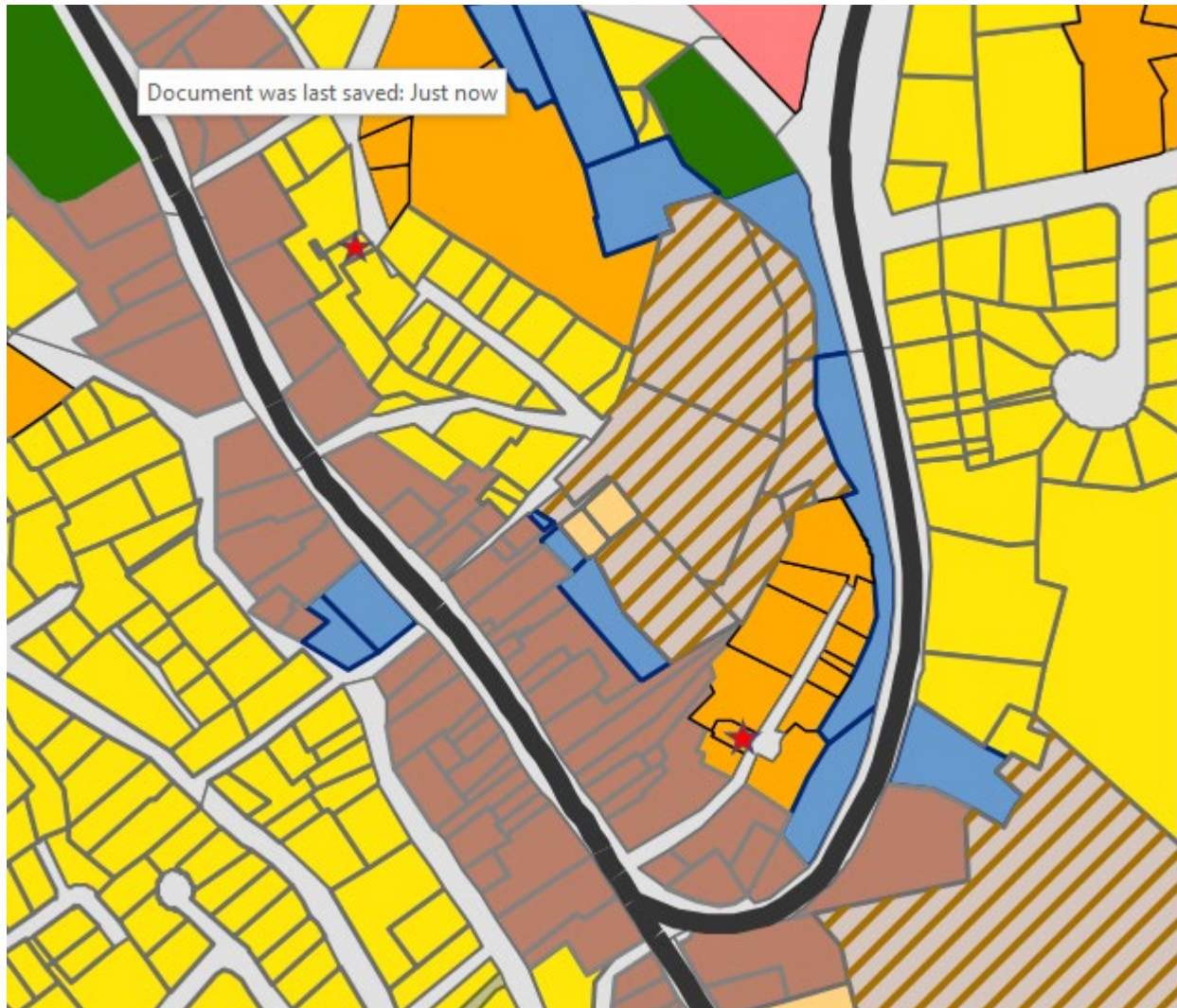




Figure 24: City of Angels Public GPAs ★



**Finding C: The proposed changes or amendments will not be substantially detrimental to the health, safety, or general welfare of the City.**

All parcels undergoing amendments are either already developed (high density residential amendments), will be subject to a future Specific Plan (Special Planning amendments) requiring extensive public review, are publicly owned or owned by a special district outside the scope of City control (Public), are clerical in nature (Single-Family Residential amendments) or is being accomplished for consistency with the surrounding neighborhood (Residential Estate amendment). Therefore, the proposed amendments will not be detrimental to the health, safety, or general welfare of the City and Finding C can be made.

**FINDING D: The proposed general plan amendment is consistent with General Plan 2020 Program 1.A.d Guidelines for General Plan Amendments**

General Plan 2020 Program 1.A.d directs that guidelines be established for evaluating general plan land use amendments for overall consistency of the proposal with the goals, objectives and policies of General Plan 2020 including, but not limited to:

***a. Physical, social, or economic factors that were not considered at the time of general plan adoption, and the evaluation of the proposal based on the new information***

New information (new ownership) affected the proposed changes to Special Planning for some parcels (Jo Jo Properties) and Altaville Cemetery District. These factors were not considered at the time of general plan adoption and are new information. However, given the limited nature of these minor changes, there are no identified physical, social or economic factors that were not considered at the time of general plan 2020 adoption in 2009 that alters the findings and recommendations of the general plan as it pertains to the proposed amendments as a result of that new information. Therefore, this finding can be made.

***b. Existing reasonable alternative sites in the vicinity that are planned for the use and can accommodate the proposal***

Many of the proposed sites will retain their existing uses. Most vacant land under these amendments will be subject to Specific Plans which will undergo extensive public review in the future which will evaluate whether or not the sites can accommodate the proposals made. This guideline primarily was intended to address specific development proposals and is inapplicable to this evaluation.

***c. The potential for the proposal to adversely affect community character***

Except for the proposed amendments to Public, all amendments generally are bounded by general plan land use designations that are the same as those being proposed. This would ensure that similar uses occur adjacent to each other. As noted previously, Special Planning designations require a Specific Plan and extensive public input prior to development and community character would be evaluated at the time of development. Therefore this finding can be made.

***d. The effect of the proposal on the fiscal health of the city***

Those properties identified for amendment to Special Planning are expected to result in master-planned mixed use developments that positively impact the fiscal health of the city. Some of the designations are being pursued for the express purpose of facilitating developments expected to enhance tax revenues for the city. Public designations are generally revenue neutral (property taxes generally are not generated by publicly owned property). As noted throughout, most of the HDR proposed designations are on property already occupied by housing and are expected to be revenue neutral. Therefore, this finding can be made.

Based on all of the preceding, Finding D can be made.

**ENVIRONMENTAL FINDINGS:**

Total acreage undergoing a general plan amendment is 4.6% of total city acreage (108.6 acres) and 1.7% of total parcels (41 parcels). This is considered a less than significant change.

In addition, given that most of the HDR amendment sites already are developed with homes (i.e., impacts already are existing and were evaluated) and that Special Planning amendment sites are adjacent to parcels that already anticipated undertaking a master-planned proposals, the bulk of the proposed changes are substantially the same as those already evaluated under the 2020 General Plan Environmental Impact Report (EIR).

Therefore, pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed revision to the City's General Plan is exempt from further review, because the impacts associated with the proposed land use designations are either equivalent or less than those evaluated under the 2020 General Plan Environmental Impact Report (EIR) adopted for the 2020 General Plan. Therefore, the project is consistent with, and is within the scope of, the certified General Plan EIR for General Plan 2020.

**ATTACHMENTS:**

- A. Planning Commission Resolution 23-08



# **CITY OF ANGELS PLANNING COMMISSION**

## **RESOLUTION OF INTENT 23-08 RECOMMENDING TO THE CITY COUNCIL AMENDING THE GENERAL PLAN LAND USE DESIGNATIONS ON 41 PARCELS, AS IDENTIFIED HEREIN**

**WHEREAS**, the City of Angels Planning Commission is charged with updating and maintaining the City's general plan, and;

**WHEREAS**, changes to the general plan land use map have been identified as necessary to address clerical errors, recognize new property ownerships, address consistency with existing land uses, and goals of landowners to the land uses and should be changed to the land use identified for each of the following parcels:

**Special Planning (SP):** 58030006, 58017012, 58017014, 58017015, 58017019, 58017027, 60015001, 60015002, 62014002, 62007005, 62007006, 62008016, 62011001, 62011002, 62011005, 62011006, 62012006, 62012038, 62009051

**High Density Residential (HDR):** 60002012, 62001069, 57023014, 57023015, 58023031, 58023032, 58023033, 58023034, 58016012, 58016013, 58016014, 58016016, 58016017, 58016022, 58016024

**Right-of-Way (ROW):** 57029022

**Public/Right-of-Way (P/ROW):** 62003073

**Public/Quasi-Public (P):** 58027013, 62004080; and

**WHEREAS**, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed changes;

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Angels hereby recommends to the City of Angels City Council adopt the following general plan amendments based on the following findings:

1. The proposal is consistent with the City of Angels Municipal Code.
2. The proposal is consistent with the City of Angels General Plan
3. The proposed changes or amendments will not be substantially detrimental to the health, safety, or general welfare of the City.
4. The proposed general plan amendments are consistent with General Plan 2020 Program 1.A.d Guidelines for General Plan Amendments.
5. Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed revision to the City's General Plan land use map is exempt from further review because the impacts associated with the proposed changes or resulting from them are within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

The foregoing resolution was introduced and moved for adoption June 8, 2023, by \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of June, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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John Broeder, Chair

ATTEST:

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Caytlyn Schaner, Deputy City Clerk



## COMMUNITY DEVELOPMENT

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CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

**DATE:** June 8, 2023

**TO:** City of Angels Planning Commission

**FROM:** Amy Augustine, AICP – City Planner

**RE:** **RESOLUTION OF INTENT 23-09 RECOMMENDING TO THE CITY COUNCIL REZONING 320± PARCELS AS IDENTIFIED FOR CONSISTENCY WITH GENERAL PLAN 2020**

**RECOMMENDATION:**

Adopt Resolution of Intent 23-09.

**BACKGROUND:**

In order to develop an individual parcel fully under its designated zoning district; that zoning district must be consistent with the parcel's general plan land use designation. The City adopted General Plan 2020 on February 3, 2009, establishing a general plan land use map designating general land uses for all parcels.

Since that time, the City has undertaken multiple municipal code updates to create new zoning districts (e.g., Business Attraction and Expansion, Special Planning) and update existing zoning districts for consistency with General Plan 2020.

Generally, those parcels shown in Figure 1 have zoning incompatible with their general plan land use designation. Using SB2 grant funds, the City is undertaking this citywide rezoning to bring zoning on all parcels into compliance with the General Plan 2020 land use map.

Commencing in March 2023, the City mailed individual notices to most property owners shown in **Figure 1** proposing a rezoning consistent with the General Plan 2020 land use map. Owners were given until May 19, 2023, to return a form agreeing to the proposed zoning district or proposing an alternative, contact the Planning Department, attend one of two Open Houses at Fire Station 1 (April 13, 2023, and May 11, 2023), meet individually with the City Planner, or have the City Planner attend a group meeting at the subdivision to discuss the proposed rezonings. Notices returned as undeliverable were hand-delivered to the landowner's home where possible. 27 forms were returned. All returned forms either indicated agreement with the proposed rezoning or proposed an alternative zoning district that was accepted by both the city and the landowner through follow-up contact. Only one mailed notification was undeliverable.

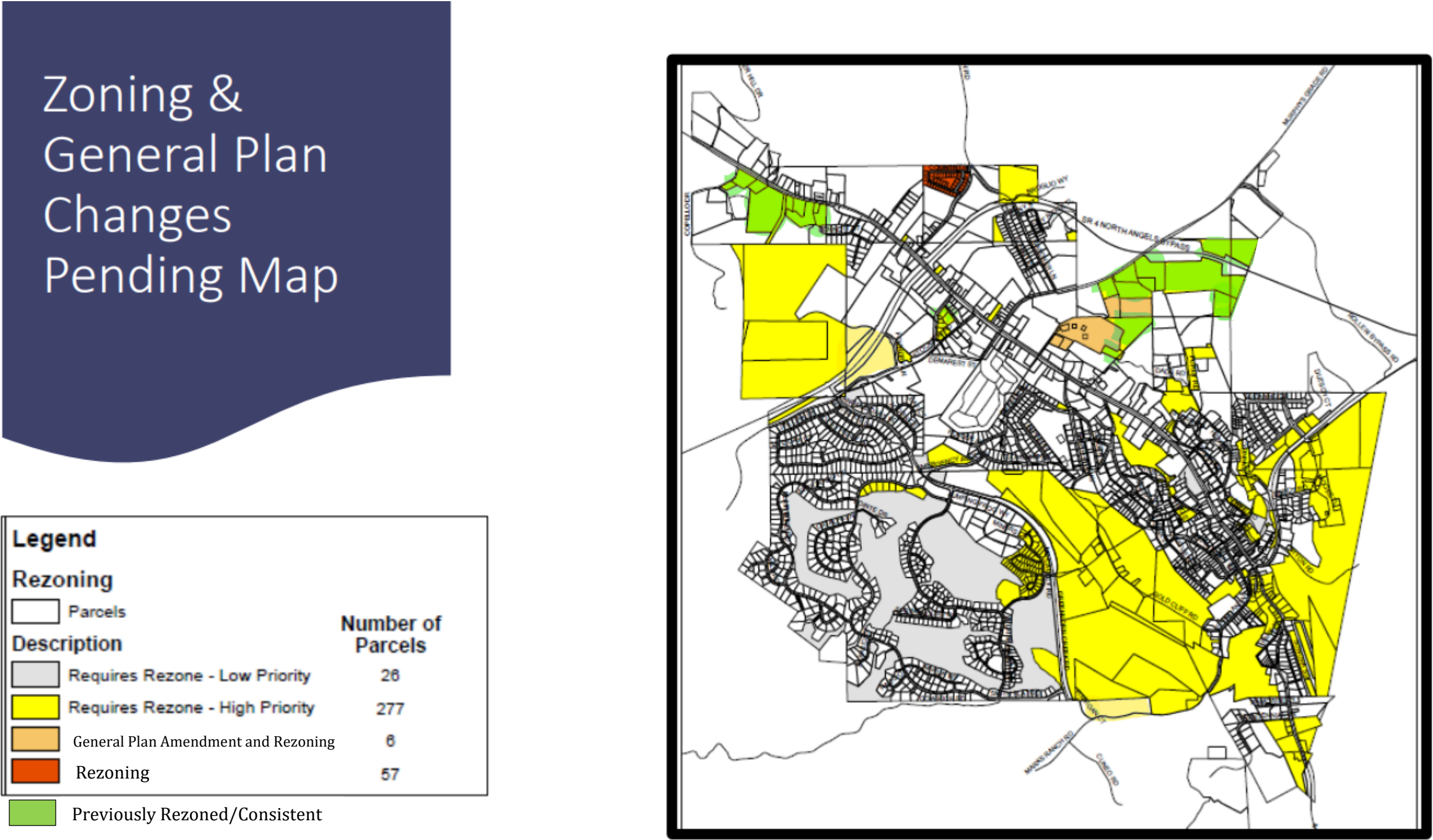
For a limited number of landowners not receiving mailed notices (those with large land holdings or multiple parcels yet to be rezoned), the City planner set up one-on-one meetings and provided individual maps.

Twelve persons attended the open houses representing 8 landowners.

To date, no opposition to any proposed rezonings have been received.



Figure 1: Parcels Requiring Rezoning



## **ANALYSIS**

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to rezonings shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the City of Angels Municipal Code and**
- B. The proposed change or amendment is consistent with the City of Angels General Plan**

The proposed rezonings all are being undertaken to bring parcels into compliance with the City of Angels General Plan 2020. Pursuant to Table 1-5 of the General Plan, all proposed rezonings are consistent with the general plan. All zoning districts were created and revised for compatibility with General Plan 2020 prior to this rezoning. Therefore, these findings can be made.

- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.**

Because all rezonings are being undertaken to bring parcels into compliance with the City of Angels General Plan 2020 and General Plan 2020 was adopted with a finding that its adoption would not be substantially detrimental to the health, safety, or general welfare of the city; this finding can be made.

Finally, General Plan 2020 The proposed amendments will implement the following general plan program:

- 2.B.a**      **Undertake a Comprehensive Update to the City of Angels Municipal Code**  
*Initiate a comprehensive update of the City of Angels Municipal Code to incorporate changes identified in the Housing Element, for internal consistency and for consistency with the general plan.*

This citywide rezoning following the comprehensive update of the Angels Municipal Code will bring parcels into compliance with the general plan.

## **ENVIRONMENTAL FINDINGS:**

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed rezonings are exempt from further review, because they are being undertaken for consistency with General Plan 2020; therefore, impacts associated with the proposed zonings were evaluated under the 2020 General Plan Environmental Impact Report (EIR) adopted for the 2020 General Plan. Therefore, the project is consistent with, and is within the scope of, the certified General Plan EIR for General Plan 2020.

In addition, the proposed rezonings are exempt from CEQA pursuant to Section 21083.3(e) which states that where a general plan is the basis for application of CEQA, any rezoning action consistent with the general plan shall be exempt where the following apply: As used in this section, "community plan" means a part of the general plan of a city or county which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined. All of the preceding apply to General Plan 2020 and the Angels Camp Municipal Code Title 17.

## **ATTACHMENT:**

- A. Planning Commission Resolution 23-09

# **CITY OF ANGELS PLANNING COMMISSION**

## **RESOLUTION OF INTENT 23-09 RECOMMENDING TO THE CITY COUNCIL REZONING 320± PARCELS AS IDENTIFIED FOR CONSISTENCY WITH GENERAL PLAN 2020**

**WHEREAS**, the City of Angels Planning Commission is charged with updating and maintaining the City's general plan and zoning codes, and;

**WHEREAS**, the City adopted General Plan 2020 in 2009 including adoption of a general plan land use map; and

**WHEREAS**, the City has updated its zoning codes to create zoning districts consistent with General Plan 2020; and

**WHEREAS**, multiple parcels retain zoning inconsistent with the General Plan 2020 land use map; and

**WHEREAS**, these parcels cannot be fully developed until zoning consistent with the general plan occurs; and

**WHEREAS**, parcel owners were notified individually of the proposed rezonings by mail, through open houses, through individual and group meetings; and

**WHEREAS**, to date, the City has received no objections to these rezonings; and

**WHEREAS**, a notice of public hearing for the rezonings was published in the Calaveras Enterprise on May 25, 2023; and

**WHEREAS**, parcel owners were individually notified by mail of the public hearing; and

**WHEREAS**, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed rezonings;

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Angels hereby recommends to the City of Angels City Council approves rezoning the following parcels to the zoning districts identified as follows:

**Single-Family Residential (R-1):** 58029016, 60004038, 60012014, 62001054, 62001059, 62001071, 62001072, 62002070, 62002087, 62003025, 62003026, 62003027, 62003028, 62003029, 62003041, 62003060, 62003061, 62004091, 62009016, 62009017, 62009019, 62009020, 62009021, 62009022, 62009026, 62009032, 62009034, 62009037, 62009038, 62009040, 62013012, 62013013, 62013014, 62013015, 62013018, 62013019, 62013022, 62013023, 62013039, 62013041, 62013043, 62013044, 62001052, 62012021

**Single-Family Residential: Special Planning Combining District (R-1:SP)** 57030001, 57030006, 57030007, 57030024, 57030026, 57030027, 57030028, 57030029, 57030030, 57030031, 57030034, 57030035, 57030036, 57031003, 57031004, 57031005, 57031006, 57031007, 57031008, 57031009,



57031010, 57031011, 57032003, 57032006, 57032007, 57032008, 57032009, 57032010, 57032011, 57032012, 57032013, 57032014, 57032017, 57032018, 57032019, 57032020, 57032021, 57032022, 57032023, 57032024, 57032025, 57032026, 57032027, 57032028, 57032029, 57032031, 57032032, 57032035, 58084001, 58084002, 58084003, 58084004, 58084005, 58084006, 58084007, 58084008, 58084009, 58084010, 58084011, 58084012, 58084013, 58084014, 58085001, 58085002, 58085003, 58085004, 58085005, 58085007, 58085008, 58085009, 58085010, 58085011, 58085012, 58086001, 58086002, 58086003, 58086004, 58086005, 58086006, 58086007, 58086009, 58086010, 58087001, 58087002, 58087003, 58087004, 58087005, 58087006, 58087007, 58087008, 58087009, 58087010, 58087011, 58087012, 58087013, 58087014

**Single-Family Residential: Greenhorn Creek Combining District (R-1:GHC):** 58060007, 58060008, 58061014, 58061015, 58061016, 58061017, 58061018, 58061019,

**Medium Density Residential (R-2):** 62001032, 62001064, 62001073, 62001074, 62004016, 62004017, 62004035, 62004036, 62004037, 62004047, 62004048, 62004051, 62004059, 62004060, 62004078, 62004079, 62009007, 62009009, 62009010, 62009042, 62009043, 62009044, 62009049, 62009050, 62009053, 62009054, 62009055

**Multi-Family Residential (R-3):** 60002012, 62001069, 57023014, 57023015, 58023031, 58023032, 58023033, 58023034, 58016012, 58016013, 58016014, 58016016, 58016017, 58016022, 58016024, 58026017, 58028027, 60002012, 60010064, 60010067, 62007002, 62007009, 62007010, 62008014, 62008019, 62010001

**Multi-Family Residential/Community Commercial (R-3/CC):** 62001070

**Residential Estate, one-acre minimum (RE-1)** 58030013, 58099001, 60008013, 60008014, 60008015, 60008017, 60008032, 60013040, 62013034, 60008037, 60008033, 60008034, 60008018

**Residential Estate, five-acre minimum (RE-5)** 58029014, 58030008, 58030009, 62005010, 62005011, 62005018, 64011019, 60008038

**Residential Estate, five acre minimum: Resources Management Combining District (RE-5:RM):** 60008007, 60008016

**Special Planning (SP):** 57021025, 58030006, 58017012, 58017014, 58017015, 58017019, 58017024, 58017027, 60015001, 60015002, 62014002, 62007005, 62007006, 62008016, 62011001, 62011002, 62011005, 62011006, 62012006, 62012038, 62009051, 58007005, 58007026, 58014020, 58035031, 58007007, 58007021, 58007024, 58007025, 58074014, 58007017, 58014019, 58014021, 62003057, 62003069, 62004069, 62004074, 62004075, 62004076, 62004082, 62004087, 60008031, 58029015, 58028026, 58029009, 58029013, 58030018, 58030019, 60015001, 60015002, 62014002, 62008019, 62010001

**Industrial:** 58014016

**Community Commercial:** 62003067, 62005012, 62005013, 62005014, 62005023, 62005024, 62014004, 62012007, 62012010, 62012011, 62012024, 62012028, 62012029, 62012039

**Shopping Center Commercial:** 58010022

**Right-of-Way (ROW):** 57022056, 57029022, 57029023, 57029024, 57029026, 57029027, 60009022, 62003063, 62012023

**Public/Right-of-Way (P/ROW):** 62003073, 62003073

**Public/Historic Commercial:** 62004080

**Public/Community Commercial:** 58015011

**Public/Quasi-Public (P):** 58016027, 58017025, 58017026, 57021013, 58027013, 58019020, 58029012, 58030016, 62001018, 62003019, 62003053, 62003070, 62004015, 62004045, 62004073, 62004081, 62009035

Based on the following findings:

1. The proposal is consistent with the City of Angels Municipal Code.
2. The proposal is consistent with the City of Angels General Plan
3. Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed rezonings are exempt from further review because the impacts associated with the proposed changes or resulting from them are within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan and are necessary for consistency with General Plan 2020.

The foregoing resolution was introduced and moved for adoption June 8, 2023, by \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of June, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
John Broeder, Chairman

ATTEST:

\_\_\_\_\_  
Caytlyn Schaner, Deputy City Clerk